

Statement of Information  
**Internet advertising for single residential property  
 located within or outside the Melbourne metropolitan  
 area**

Sections 47AF of the *Estate Agents Act 1980*

**PROPERTY OFFERED FOR SALE: 1/22 Louis Street, Greensborough VIC 3088**

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price 

\$550,000
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**Median sale price**

Median price 

\$621,000
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 \*House 

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 unit 

X
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 Suburb or locality 

Greensborough
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 Period - From 

01/07/2016
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 to 

30/09/2017
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 Source 

REIV
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**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
1 – 3/20-22 Louis Street, Greensborough VIC 3088	\$450,000	20/06/2016
2 – 6/20-22 Louis Street, Greensborough VIC 3088	\$495,000	05/07/2016
3 – 5/20-22 Louis Street, Greensborough VIC 3088	\$575,000	10/02/2017

**OR**

**B\*** ~~Either~~ The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months\*.

~~Or~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months\*.~~