Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	67 Manatunga Circuit, Greensborough Vic 3088
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$750,000

Median sale price

Median price	\$833,750	Pro	perty Type	House		Suburb	Greensborough
Period - From	01/01/2020	to	31/03/2020		Source	REIV	

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

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

	aress of comparable property	1 1100	Date of Sale
1	29 Manatunga Cirt GREENSBOROUGH 3088	\$785,000	24/03/2020
2	37 Brentwick Dr GREENSBOROUGH 3088	\$765,000	24/03/2020
3	15 Eastgate Dr GREENSBOROUGH 3088	\$765,000	10/12/2019

OR

B* 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.

This Statement of Information was prepared on:	16/05/2020 09:28



Date of sale



Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au

> Indicative Selling Price \$750,000 Median House Price March quarter 2020: \$833,750





Property Type: House Land Size: 625 sqm approx Agent Comments

Comparable Properties



29 Manatunga Cirt GREENSBOROUGH 3088

(REI)

4

_____2



Price: \$785,000 **Method:** Private Sale **Date:** 24/03/2020

Property Type: House **Land Size:** 797 sqm approx



(REI)

4





Price: \$765,000 **Method:** Private Sale **Date:** 24/03/2020

Rooms: 7

Property Type: House (Res) **Land Size:** 665 sqm approx

15 Eastgate Dr GREENSBOROUGH 3088

(REI/VG)

4





Price: \$765,000 **Method:** Private Sale **Date:** 10/12/2019

Rooms: 8

Property Type: House (Res) Land Size: 610 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

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