

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 Kinka Place Greensborough VIC 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$914,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$927,500

Property type

House

Suburb

Greensborough

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

48 Eastgate Drive Greensborough VIC 3088	\$880,000	13-Jul-21
27 Wanbanna Avenue Greensborough VIC 3088	\$923,000	09-Jun-21
36 Hakea Street Watsonia North VIC 3087	\$895,000	25-Nov-21

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 6 months.~~

This Statement of Information was prepared on: 07 December 2021



**48 Eastgate Drive Greensborough
VIC 3088**

4 2 2

Sold Price

\$880,000

Sold Date

13-Jul-21

Distance

0.13km



**27 Wanbanna Avenue
Greensborough VIC 3088**

3 2 2

Sold Price

\$923,000

Sold Date

09-Jun-21

Distance

0.66km



**36 Hakea Street Watsonia North
VIC 3087**

3 2 2

Sold Price

^{RS} **\$895,000**

Sold Date

25-Nov-21

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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