

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

47 Punkerri Circuit, Greensborough Vic 3088

Indicative selling price

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

Range between \$710,000 & \$750,000

Median sale price

Median price \$800,000 Property Type House Suburb Greensborough

Period - From 01/04/2019 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	Price	Date of sale
1	165 Plenty River Dr GREENSBOROUGH 3088	\$760,000	17/01/2020
2	17 Plenty River Dr GREENSBOROUGH 3088	\$725,000	21/12/2019
3	13 Loorea Ct GREENSBOROUGH 3088	\$700,000	03/04/2020

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:

22/04/2020 15:29

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Indicative Selling Price

\$710,000 - \$750,000

Median House Price

Year ending March 2020: \$800,000



3 2 3

Property Type: House (Res)

Land Size: 640 sqm approx

Agent Comments

Comparable Properties



165 Plenty River Dr GREENSBOROUGH 3088 (REI)

Agent Comments

3 2 2

Price: \$760,000

Method: Private Sale

Date: 17/01/2020

Rooms: 5

Property Type: House

Land Size: 648 sqm approx



17 Plenty River Dr GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 2 2

Price: \$725,000

Method: Auction Sale

Date: 21/12/2019

Property Type: House (Res)

Land Size: 754 sqm approx



13 Loorea Ct GREENSBOROUGH 3088 (REI)

Agent Comments

3 2 2

Price: \$700,000

Method: Private Sale

Date: 03/04/2020

Rooms: 5

Property Type: House

Land Size: 682 sqm approx