

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 Leischa Court, Greensborough Vic 3088

Indicative selling price

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

Range between

\$850,000

&

\$900,000

Median sale price

Median price

\$835,000

Property Type

House

Suburb

Greensborough

Period - From

01/10/2019

to

30/09/2020

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	11 Greenhill Rd GREENSBOROUGH 3088	\$942,000	05/08/2020
2	2 Omaru Rise GREENSBOROUGH 3088	\$875,000	26/07/2020
3	9 Palpera Tce GREENSBOROUGH 3088	\$850,000	05/08/2020

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:

31/10/2020 21:37

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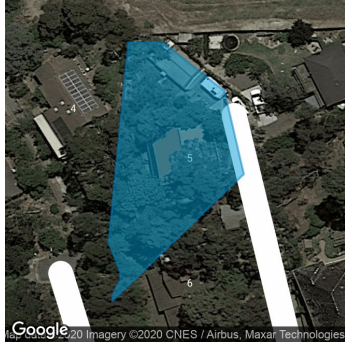
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Indicative Selling Price

\$850,000 - \$900,000

Median House Price

Year ending September 2020: \$835,000



Property Type: House (Previously Occupied - Detached)

Land Size: 1075 sqm approx

Agent Comments

Comparable Properties



11 Greenhill Rd GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$942,000

Method: Private Sale

Date: 05/08/2020

Property Type: House

Land Size: 1400 sqm approx



2 Omaru Rise GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$875,000

Method: Private Sale

Date: 26/07/2020

Rooms: 6

Property Type: House

Land Size: 703 sqm approx



9 Palpera Tce GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$850,000

Method: Private Sale

Date: 05/08/2020

Rooms: 8

Property Type: House (Res)

Land Size: 830 sqm approx