Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	38 Symon Crescent, Greensborough Vic 3088
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,050,000 &	k	\$1,150,000
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Median sale price

Median price	\$855,000	Pro	perty Type	House		Suburb	Greensborough
Period - From	01/10/2020	to	31/12/2020		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	10 Heacham Rd ELTHAM NORTH 3095	\$1,101,500	23/03/2021
2	11 Charles Wilson CI ELTHAM NORTH 3095	\$1,100,000	13/01/2021
3			

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:	06/04/2021 10:14



Date of sale



James Park 9432 2544 0407 155 541 james@darrenjones.com.au

Indicative Selling Price \$1,050,000 - \$1,150,000 **Median House Price** December quarter 2020: \$855,000

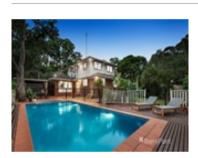


@ MapTiler @ OpenStreetMap contributors

Property Type: House (Previously Occupied - Detached) Land Size: 777 sgm approx

Agent Comments

Comparable Properties



10 Heacham Rd ELTHAM NORTH 3095 (REI)

-5 3 **6**

Price: \$1,101,500 Method: Private Sale Date: 23/03/2021

Property Type: House (Res)

Agent Comments

Agent Comments



11 Charles Wilson CI ELTHAM NORTH 3095

(REI)

Price: \$1,100,000 Method: Private Sale Date: 13/01/2021 Property Type: House Land Size: 1025 sqm approx

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.

Account - Darren Jones | P: 9432 2544 | F: 9432 2537



