

# 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

46 Corowa Crescent, Greensborough Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$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.

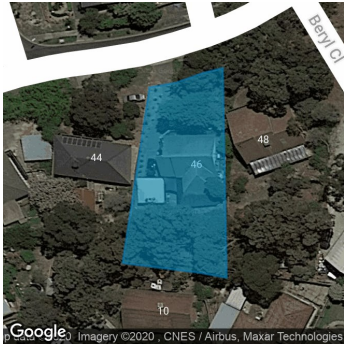
	Address of comparable property	Price	Date of sale
1	204 Beales Rd ST HELENA 3088	\$750,000	28/03/2020
2	17 Plenty River Dr GREENSBOROUGH 3088	\$725,000	21/12/2019
3	13 Loorea Ct GREENSBOROUGH 3088	\$700,000	03/04/2020

**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:

19/06/2020 10:34



3 1 2

**Property Type:** House  
**Land Size:** 875 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$700,000 - \$750,000

**Median House Price**

Year ending March 2020: \$800,000

## Comparable Properties



**204 Beales Rd ST HELENA 3088 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 28/03/2020  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 605 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/VG)**

**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