



Ciaran Brannigan
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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

34 Crana Grove, Greensborough Vic 3088

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$815,500

House

X

Unit

Suburb

Greensborough

Period - From

01/04/2017

to

30/06/2017

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	3 Goolgung Gr GREENSBOROUGH 3088	\$825,000	19/07/2017
2	4 Nokuna Ct GREENSBOROUGH 3088	\$800,000	15/07/2017
3	17 Manatunga Cirt GREENSBOROUGH 3088	\$755,000	25/03/2017

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.~~



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Indicative Selling Price

\$750,000 - \$800,000

Median House Price

June quarter 2017: \$815,500



3 2 2

Rooms:

Property Type: House (Res)

Land Size: 587 sqm approx

Agent Comments

Comparable Properties



3 Goolgung Gr GREENSBOROUGH 3088 (REI) **Agent Comments**

4 2 2

Price: \$825,000

Method: Private Sale

Date: 19/07/2017

Rooms: 8

Property Type: House (Res)

Land Size: 605 sqm approx



4 Nokuna Ct GREENSBOROUGH 3088 (REI) **Agent Comments**

3 3 2

Price: \$800,000

Method: Auction Sale

Date: 15/07/2017

Rooms: 8

Property Type: House (Res)

Land Size: 668 sqm approx



17 Manatunga Cirt GREENSBOROUGH 3088 (REI/VG) **Agent Comments**

4 3 2

Price: \$755,000

Method: Auction Sale

Date: 25/03/2017

Rooms: 6

Property Type: House (Res)

Land Size: 959 sqm approx