

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

9 Terrigal Place, Greensborough Vic 3088

Indicative selling price

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

Range between \$950,000 & \$1,000,000

Median sale price

Median price \$865,000 Property Type House Suburb Greensborough

Period - From 01/04/2020 to 31/03/2021 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	7 Avandina Cr GREENSBOROUGH 3088	\$976,000	08/05/2021
2	6 Manooka Ct GREENSBOROUGH 3088	\$950,000	30/04/2021
3	25 Macdhui Av ELTHAM NORTH 3095	\$1,000,000	29/04/2021

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: 17/06/2021 14:00



 4  2  2

Property Type: House
Land Size: 973 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,000,000
Median House Price
Year ending March 2021: \$865,000

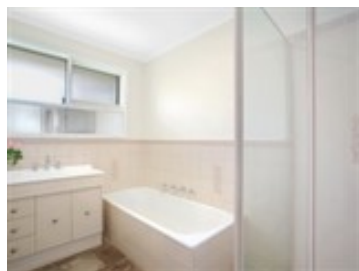
Comparable Properties



7 Avandina Cr GREENSBOROUGH 3088 (REI) **Agent Comments**

 4  2  2

Price: \$976,000
Method: Auction Sale
Date: 08/05/2021
Property Type: House (Res)



6 Manooka Ct GREENSBOROUGH 3088 (REI) **Agent Comments**

 4  2  3

Price: \$950,000
Method: Private Sale
Date: 30/04/2021
Property Type: House (Res)



25 Macdhui Av ELTHAM NORTH 3095 (REI) **Agent Comments**

 4  2  2

Price: \$1,000,000
Method: Sold Before Auction
Date: 29/04/2021
Property Type: House (Res)
Land Size: 621 sqm approx