hockingstuart

🛏 4   🛁 2   🚗 2

Rooms: 7
Property Type: Land
Land Size: 738 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
March quarter 2017: $740,000

This extremely warm & comfortable family home is idyllically positioned in a much desired locale. Comprises: 3 Bedrooms (Master with large WIR & Full-Ensuite); Study/4th Bedroom; Fully renovated open design Kitchen/Meals/Family Living; Formal Lounge/Dining; Family Bathroom; Double Carport; Large undercover rear decked 'Al Fresco' Pergola BBQ/Entertainment & Outdoor Sitting area; Magnificent walk-in under house Workshop/Storage; etc. Includes: 1 level living; Pine timber flooring; D/H; CWH; Evap. cooling; Interconnected water collection tanks x 4 with pump; and much more.

Comparable Properties

10 Paraweena Ct GREENSBOROUGH 3088 (REI)

🛏 3   🛁 2   🚗 3

Price: $911,000
Method: Auction Sale
Date: 22/04/2017
Rooms: 8
Property Type: House
Land Size: 1170 sqm approx

Agent Comments

Merchant Builder's, 3 Bedrooms (Master with WIR & Full-Ensuite), Fully renovated open design Kitchen/Meals/Family Living, Formal Lounge, Dining, Family Bathroom, Double Carport with separate Workshop/Storage, Rear decked Al Fresco' Outdoor Sitting & BBQ/Entertainment.

13 Ridge Rd GREENSBOROUGH 3088 (REI)

🛏 3   🛁 2   🚗 4

Price: $882,000
Method: Auction Sale
Date: 01/04/2017
Rooms: 8
Property Type: House (Res)
Land Size: 870 sqm approx

Agent Comments

Contemporary Style, 3 Bedrooms (Master with WIR & Full-Ensuite), Study/4th Bedroom, Kitchen/Meals, Lounge Living with separate Dining, TV Sitting Room, Family Bathroom, Double Garage, Double Carport, Workshop/Storage, Undercover rear Pergola Al Fresco' Outdoor Sitting, etc.

4 Loorea Ct GREENSBOROUGH 3088 (REI/VG)

🛏 4   🛁 2   🚗 2

Price: $877,000
Method: Private Sale
Date: 20/02/2017
Rooms: 9
Property Type: House (Res)
Land Size: 722 sqm approx

Agent Comments

Contemporary Style, 4 Bedrooms (Master with WIR & Full-Ensuite), Study, Fully renovated open design Kitchen with Family/TV Sitting, Separate Dining, Lounge Living, Rumpus, Family Bathroom, Double Carport, Workshop, Rear decked Al Fresco' BBQ/Entertainment, etc.

REIV   **propertydata** .com.au

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	14 Glenwood Drive, Greensborough Vic 3088

Indicative selling price

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

Range between	$800,000	&	$880,000

Median sale price

Median price	$740,000	House	X	Suburb	Greensborough
Period - From	01/01/2017	to	31/03/2017	Source	REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
10 Paraweena Ct GREENSBOROUGH 3088	$911,000	22/04/2017
13 Ridge Rd GREENSBOROUGH 3088	$882,000	01/04/2017
4 Loorea Ct GREENSBOROUGH 3088	$877,000	20/02/2017