



 4  3  1

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 807 sqm approx

Agent Comments

Study

Comparable Properties



22 Yangoora PI GREENSBOROUGH 3088 (REI) Agent Comments

 4  2  2

Price: \$925,000

Method: Sold Before Auction

Date: 19/06/2017

Rooms: -

Property Type: House (Res)



2 Algona Ct ST HELENA 3088 (REI)

Agent Comments

 4  2  2

Price: \$871,000

Method: Private Sale

Date: 29/03/2017

Rooms: 8

Property Type: House (Res)

Land Size: 650 sqm approx



10 Larool Av ST HELENA 3088 (REI)

Agent Comments

 4  2  -

Price: \$801,000

Method: Auction Sale

Date: 01/07/2017

Rooms: 9

Property Type: House

Land Size: 794 sqm approx



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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

12 Yangoora Place, 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
22 Yangoora Pl GREENSBOROUGH 3088	\$925,000	19/06/2017
2 Algona Ct ST HELENA 3088	\$871,000	29/03/2017
10 Larool Av ST HELENA 3088	\$801,000	01/07/2017