

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

192 Plenty River Drive, Greensborough Vic 3088

Indicative selling price

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

Range between

\$780,000

&

\$858,000

Median sale price

Median price

\$907,000

Property Type

House

Suburb

Greensborough

Period - From

01/01/2021

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	31 Booyan Cr GREENSBOROUGH 3088	\$850,000	06/01/2021
2	1 Baranbali Gr GREENSBOROUGH 3088	\$838,000	27/02/2021
3	206 Plenty River Dr GREENSBOROUGH 3088	\$805,000	09/11/2020

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:

03/05/2021 15:13



Property Type: House (Previously Occupied - Detached)
Land Size: 678 sqm approx
 Agent Comments

Indicative Selling Price
 \$780,000 - \$858,000
Median House Price
 March quarter 2021: \$907,000

Comparable Properties



31 Booyan Cr GREENSBOROUGH 3088
 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 06/01/2021
Rooms: 12
Property Type: House (Res)
Land Size: 580 sqm approx



1 Baranbali Gr GREENSBOROUGH 3088
 (REI/VG)

Agent Comments



Price: \$838,000
Method: Auction Sale
Date: 27/02/2021
Property Type: House (Res)
Land Size: 784 sqm approx



206 Plenty River Dr GREENSBOROUGH 3088
 (REI/VG)

Agent Comments



Price: \$805,000
Method: Private Sale
Date: 09/11/2020
Rooms: 7
Property Type: House (Res)
Land Size: 742 sqm approx