

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

18 Plenty River Drive, Greensborough Vic 3088

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$835,000 Property Type House Suburb Greensborough

Period - From 01/10/2019 to 30/09/2020 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	6 Musgrove Ct GREENSBOROUGH 3088	\$840,000	07/10/2020
2	1/143 Karingal Dr BRIAR HILL 3088	\$820,000	20/06/2020
3	46 Corowa Cr GREENSBOROUGH 3088	\$808,000	04/07/2020

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:

06/11/2020 14:50



Property Type: House (Previously Occupied - Detached)

Land Size: 679 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

Year ending September 2020: \$835,000

Comparable Properties



6 Musgrove Ct GREENSBOROUGH 3088 (REI) [Agent Comments](#)



Price: \$840,000

Method: Private Sale

Date: 07/10/2020

Rooms: 6

Property Type: House

Land Size: 710 sqm approx



1/143 Karingal Dr BRIAR HILL 3088 (REI/VG) [Agent Comments](#)



Price: \$820,000

Method: Auction Sale

Date: 20/06/2020

Property Type: Unit

Land Size: 428 sqm approx



46 Corowa Cr GREENSBOROUGH 3088 (REI/VG) [Agent Comments](#)



Price: \$808,000

Method: Auction Sale

Date: 04/07/2020

Rooms: 6

Property Type: House (Res)

Land Size: 870 sqm approx