

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

4 Civic Drive, Greensborough Vic 3088

Indicative selling price

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

Range between \$980,000

&

\$1,078,000

Median sale price

Median price \$993,000

Property Type House

Suburb Greensborough

Period - From 01/04/2022

to

31/03/2023

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 Canara Ct GREENSBOROUGH 3088	\$1,100,000	02/03/2023
2	8 Pamburra Ct GREENSBOROUGH 3088	\$1,090,000	09/05/2023
3	16 Wolangi Ct GREENSBOROUGH 3088	\$1,035,000	18/04/2023

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:

16/05/2023 17:29



 4  3  2

Property Type: House
Land Size: 784 sqm approx
Agent Comments

Indicative Selling Price
\$980,000 - \$1,078,000
Median House Price
Year ending March 2023: \$993,000

Comparable Properties



6 Canara Ct GREENSBOROUGH 3088 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,100,000
Method: Private Sale
Date: 02/03/2023
Property Type: House
Land Size: 714 sqm approx



8 Pamburra Ct GREENSBOROUGH 3088 (REI) **Agent Comments**

 4  2  2

Price: \$1,090,000
Method: Private Sale
Date: 09/05/2023
Property Type: House
Land Size: 752 sqm approx



16 Wolangi Ct GREENSBOROUGH 3088 (REI) **Agent Comments**

 4  3  3

Price: \$1,035,000
Method: Private Sale
Date: 18/04/2023
Property Type: House
Land Size: 631 sqm approx

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