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

40 Plenty River Drive, Greensborough Vic 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$720,000		&		\$790,000				
Median sale p	rice								
Median price	\$777,500	Pro	operty Type	Hou	se		Suburb	Greensborough	
Period - From	01/07/2019	to	30/09/2019		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	8 Kowa Ct GREENSBOROUGH 3088	\$785,000	24/07/2019
2	165 Plenty River Dr GREENSBOROUGH 3088	\$760,000	23/11/2019
3	15 Tarwarri Ct GREENSBOROUGH 3088	\$752,000	12/10/2019

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:

26/11/2019 16:38









Property Type: House (Previously Occupied - Detached) Land Size: 659 sqm approx Agent Comments Indicative Selling Price \$720,000 - \$790,000 Median House Price September quarter 2019: \$777,500

Comparable Properties



8 Kowa Ct GREENSBOROUGH 3088 (REI/VG) Agent Comments



Price: \$785,000 Method: Private Sale Date: 24/07/2019 Property Type: House Land Size: 730 sqm approx



165 Plenty River Dr GREENSBOROUGH 3088 Agent Comments (REI)



Price: \$760,000 Method: Auction Sale Date: 23/11/2019 Rooms: 5 Property Type: House (Res) Land Size: 648 sqm approx



15 Tarwarri Ct GREENSBOROUGH 3088 (REI) Agent Comments



Price: \$752,000 Method: Auction Sale Date: 12/10/2019 Property Type: House (Res)

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.