

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

53 Plenty Lane, Greensborough Vic 3088

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$855,000 Property Type House Suburb Greensborough

Period - From 01/10/2020 to 31/12/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

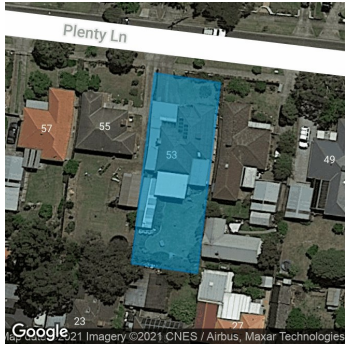
~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	4 Batman Wlk GREENSBOROUGH 3088	\$890,000	11/12/2020
2	19 Gladman St GREENSBOROUGH 3088	\$855,000	02/10/2020
3			

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: 16/02/2021 15:02



Property Type: House (Previously Occupied - Detached)

Land Size: 661 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$850,000 - \$900,000

Median House Price

December quarter 2020: \$855,000

Comparable Properties



4 Batman Wk GREENSBOROUGH 3088 (REI/VG)

[Agent Comments](#)



Price: \$890,000

Method: Private Sale

Date: 11/12/2020

Property Type: House

Land Size: 710 sqm approx



19 Gladman St GREENSBOROUGH 3088 (REI/VG)

[Agent Comments](#)



Price: \$855,000

Method: Private Sale

Date: 02/10/2020

Rooms: 6

Property Type: House (Res)

Land Size: 566 sqm approx

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.