

# 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 Larnook Close, Greensborough Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$880,000

### Median sale price

Median price \$794,000 Property Type House Suburb Greensborough

Period - From 14/01/2019 to 13/01/2020 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	48 Nell St GREENSBOROUGH 3088	\$875,000	10/08/2019
2	5 Saxon Ct GREENSBOROUGH 3088	\$855,000	04/11/2019
3	2 Sunshine Cl GREENSBOROUGH 3088	\$803,000	09/12/2019

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:

14/01/2020 10:13

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**Indicative Selling Price**

\$800,000 - \$880,000

**Median House Price**

14/01/2019 - 13/01/2020: \$794,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 624 sqm approx

**Agent Comments**

## Comparable Properties



**48 Nell St GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**



**Price:** \$875,000

**Method:** Private Sale

**Date:** 10/08/2019

**Property Type:** House

**Land Size:** 596 sqm approx



**5 Saxon Ct GREENSBOROUGH 3088 (REI)**

**Agent Comments**



**Price:** \$855,000

**Method:** Private Sale

**Date:** 04/11/2019

**Property Type:** House (Res)

**Land Size:** 505 sqm approx



**2 Sunshine Ct GREENSBOROUGH 3088 (REI)**

**Agent Comments**



**Price:** \$803,000

**Method:** Private Sale

**Date:** 09/12/2019

**Property Type:** House