Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Rainham Close, Greensborough Vic 3088
F

Indicative selling price

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

Range between \$720,000 & \$760,000	Range between	petween \$720,000	&	\$760,000
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Median sale price

Median price	\$855,000	Pro	perty 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

1	9 Carbora Dale GREENSBOROUGH 3088	\$755,000	21/11/2020
2	3 Miowera Green GREENSBOROUGH 3088	\$737,000	14/11/2020
3	70 Plenty River Dr GREENSBOROUGH 3088	\$730,000	16/02/2021

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:	22/02/2021 11:56



Date of sale





Property Type: House Agent Comments

Jo Vaughan 03 8418 6455 0413 584 245 jo@sellinghomesmelbourne.com.au

Indicative Selling Price

Median House Price December quarter 2020: \$855,000

\$720,000 - \$760,000

Comparable Properties



9 Carbora Dale GREENSBOROUGH 3088

(REI/VG) **-**3





Price: \$755,000 Method: Auction Sale Date: 21/11/2020 Rooms: 6

Property Type: House (Res) Land Size: 590 sqm approx

Agent Comments



3 Miowera Green GREENSBOROUGH 3088

(REI/VG)

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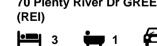


Price: \$737,000 Method: Auction Sale Date: 14/11/2020

Rooms: 6

Property Type: House (Res) Land Size: 580 sqm approx

Agent Comments



70 Plenty River Dr GREENSBOROUGH 3088





Price: \$730,000 Method: Private Sale Date: 16/02/2021 Property Type: House Land Size: 621 sqm approx **Agent Comments**





