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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	tor	sale	

Address	39 Plenty River Drive, Greensborough Vic 3088
Including suburb and	
postcode	

Indicative selling price

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

_	.	_	
Range between	\$800,000	&	\$860,000
			1

Median sale price

Median price	\$869,000	Hou	ise X	Unit		Suburb	Greensborough
Period - From	01/07/2017	to	30/09/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	6 Girralong Ct GREENSBOROUGH 3088	\$850,000	09/09/2017
2	18 Nairne Tce GREENSBOROUGH 3088	\$840,000	03/05/2017
3	3 Goolgung Gr GREENSBOROUGH 3088	\$825,000	19/07/2017

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.

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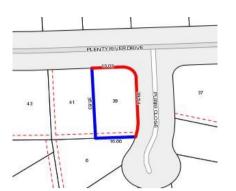


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Indicative Selling Price \$800,000 - \$860,000 **Median House Price** September quarter 2017: \$869,000



Property Type: House (Previously

Occupied - Detached) Land Size: 651 sqm approx

Agent Comments

Comparable Properties



6 Girralong Ct GREENSBOROUGH 3088 (REI)

6 2

Price: \$850.000 Method: Auction Sale Date: 09/09/2017 Rooms: 5

Property Type: House (Res) Land Size: 1 sqm approx

18 Nairne Tce GREENSBOROUGH 3088 (VG)

4



Price: \$840,000 Method: Sale Date: 03/05/2017 Rooms: -

Property Type: House (Res) Land Size: 582 sqm approx

3 Goolgung Gr GREENSBOROUGH 3088 (REI) Agent Comments





Price: \$825,000 Method: Private Sale Date: 19/07/2017 Rooms: 8

Property Type: House (Res) Land Size: 605 sqm approx

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ARREN JONES



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.

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Agent Comments

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