

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

39 Plenty River Drive, Greensborough Vic 3088

Indicative selling price

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

Range between \$800,000

&

\$860,000

Median sale price

Median price \$869,000

House

X

Unit

Suburb Greensborough

Period - From 01/07/2017

to

30/09/2017

Source REIV

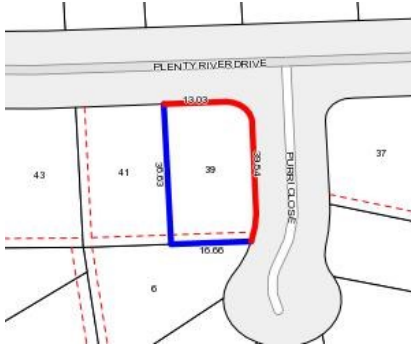
Comparable property sales (*Delete A or B below as applicable)

- 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.

	Address 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.~~



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 651 sqm approx

Agent Comments

Comparable Properties



6 Girralong Ct GREENSBOROUGH 3088 (REI) Agent Comments



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) Agent Comments



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