

# 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

31 Booyan Crescent, 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 \$820,000 & \$860,000

### Median sale price

Median price \$835,000 Property Type House Suburb Greensborough

Period - From 01/10/2019 to 30/09/2020 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	20 Tarwarri Ct GREENSBOROUGH 3088	\$860,000	26/10/2020
2	20 Glenwood Dr GREENSBOROUGH 3088	\$842,500	07/08/2020
3	27 Delfin Cr GREENSBOROUGH 3088	\$821,000	12/10/2020

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:

15/12/2020 19:58

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**Indicative Selling Price**

\$820,000 - \$860,000

**Median House Price**

Year ending September 2020: \$835,000



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**Property Type:** House

**Land Size:** 588 sqm approx

**Agent Comments**

## Comparable Properties



**20 Tarwarri Ct GREENSBOROUGH 3088 (REI)**

**Agent Comments**

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**Price:** \$860,000

**Method:** Private Sale

**Date:** 26/10/2020

**Rooms:** 12

**Property Type:** House (Res)



**20 Glenwood Dr GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**

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**Price:** \$842,500

**Method:** Private Sale

**Date:** 07/08/2020

**Rooms:** 10

**Property Type:** House (Res)

**Land Size:** 610 sqm approx



**27 Delfin Cr GREENSBOROUGH 3088 (REI)**

**Agent Comments**

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**Price:** \$821,000

**Method:** Private Sale

**Date:** 12/10/2020

**Rooms:** 11

**Property Type:** House (Res)

**Land Size:** 910 sqm approx