

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

58 Manatunga Circuit, Greensborough Vic 3088

Indicative selling price

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

Range between

\$790,000

&

\$860,000

Median sale price

Median price

\$1,020,000

Property Type

House

Suburb

Greensborough

Period - From

01/04/2022

to

30/06/2022

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	34 Albion Cr, Greensborough, Vic 3088, Australia	\$825,000	18/07/2022
2	132 St Helena Rd BRIAR HILL 3088	\$782,500	19/07/2022
3	2/109 Karingal Dr BRIAR HILL 3088	\$782,000	14/07/2022

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:

25/08/2022 17:11



 3  2  4

Rooms: 5
Property Type: House
Land Size: 619 sqm approx
 Agent Comments

Indicative Selling Price
 \$790,000 - \$860,000
Median House Price
 June quarter 2022: \$1,020,000

Comparable Properties

34 Albion Cr, Greensborough, Vic 3088, Australia (REI)

Agent Comments

 3  2  2

Price: \$825,000
Method:
Date: 18/07/2022
Property Type: House



132 St Helena Rd BRIAR HILL 3088 (REI/VG)

Agent Comments

 3  1  2

Price: \$782,500
Method: Private Sale
Date: 19/07/2022
Property Type: House
Land Size: 486 sqm approx



2/109 Karingal Dr BRIAR HILL 3088 (REI)

Agent Comments

 3  1  1

Price: \$782,000
Method: Private Sale
Date: 14/07/2022
Property Type: House (Res)
Land Size: 420 sqm approx

Account - Barry Plant | P: 03 9842 8888