

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

2 Purri Close, Greensborough Vic 3088

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$772,500 Property Type House Suburb Greensborough

Period - From 01/07/2018 to 30/06/2019 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	33 Plenty River Dr GREENSBOROUGH 3088	\$910,000	19/09/2019
2	3 Odenpa Ct GREENSBOROUGH 3088	\$865,000	26/04/2019
3	3 Goolgung Gr GREENSBOROUGH 3088	\$816,000	02/10/2019

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:

10/10/2019 11:08

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Indicative Selling Price

\$800,000 - \$880,000

Median House Price

Year ending June 2019: \$772,500



5 3 2

Property Type: House

Land Size: 709 sqm approx

Agent Comments

Comparable Properties



33 Plenty River Dr GREENSBOROUGH 3088 (REI)

Agent Comments

4 3 4

Price: \$910,000

Method: Auction Sale

Date: 19/09/2019

Property Type: House (Res)

Land Size: 732 sqm approx



3 Odenpa Ct GREENSBOROUGH 3088 (REI)

Agent Comments

4 3 1

Price: \$865,000

Method: Private Sale

Date: 26/04/2019

Rooms: 8

Property Type: House (Res)

Land Size: 640 sqm approx



3 Goolgung Gr GREENSBOROUGH 3088 (REI) **Agent Comments**

4 2 3

Price: \$816,000

Method: Private Sale

Date: 02/10/2019

Rooms: 7

Property Type: House (Res)

Land Size: 600 sqm approx