## 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	2 Purri Close, Greensborough Vic 3088
Including suburb and	
postcode	
postcode	

#### Indicative selling price

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

Range between \$800,000	&	\$880,000
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### Median sale price

Median price	\$772,500	Pro	perty Type Ho	ouse	]	Suburb	Greensborough
Period - From	01/07/2018	to	30/06/2019	S	ource	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

Add	dress 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 comparableproperties 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

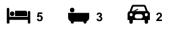




Daniel Leibowitz 03 9432 2544 0428 812 636 daniel@darrenjones.com.au

Indicative Selling Price \$800,000 - \$880,000 Median House Price Year ending June 2019: \$772,500





**Property Type:** House **Land Size:** 709 sqm approx Agent Comments

# Comparable Properties



33 Plenty River Dr GREENSBOROUGH 3088

(REI)

**--** 4

**•** 3

**Price:** \$910,000 **Method:** Auction Sale **Date:** 19/09/2019

**Property Type:** House (Res) **Land Size:** 732 sqm approx

Agent Comments



3 Odenpa Ct GREENSBOROUGH 3088 (REI)

**-**4





**6** 

**Price:** \$865,000 **Method:** Private Sale **Date:** 26/04/2019

Rooms: 8

**Property Type:** House (Res) **Land Size:** 640 sqm approx

Agent Comments



3 Goolgung Gr GREENSBOROUGH 3088 (REI) Agent Comments

**4 2 3** 3

**Price:** \$816,000 **Method:** Private Sale **Date:** 02/10/2019

Rooms: 7

**Property Type:** House (Res) **Land Size:** 600 sqm approx

**Account** - Darren Jones | P: 9432 2544 | F: 9432 2537



