

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

4 Hamish Court, Greensborough Vic 3088

Indicative selling price

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

Range between

\$840,000

&

\$910,000

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	17 Punkerri Cirt GREENSBOROUGH 3088	\$885,000	04/10/2019
3	23 Tarwarri Ct GREENSBOROUGH 3088	\$862,000	22/06/2019

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:

17/10/2019 10:35



🛏 4 🛋 2 🚗 2

Property Type: House (Res)

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



17 Punkerri Cirt GREENSBOROUGH 3088 (REI)

Agent Comments

🛏 4 🛋 2 🚗 2

Price: \$885,000

Method: Private Sale

Date: 04/10/2019

Property Type: House (Res)

Land Size: 856 sqm approx



23 Tarwarri Ct GREENSBOROUGH 3088 (REI/VG)

Agent Comments

🛏 5 🛋 2 🚗 2

Price: \$862,000

Method: Auction Sale

Date: 22/06/2019

Rooms: 7

Property Type: House (Res)

Land Size: 715 sqm approx