## 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 betweer	een \$840,000		&		\$910,000				
Median sale price									
Median price	\$772,500	Pro	Property Type H		House		Suburb	Greensborough	
Period - From	01/07/2018	to	30/06/2019		So	urce	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.

Ad	dress 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



### Darren Jones





**Property Type:** House (Res) Agent Comments 03 9432 2544 0428 812 636 daniel@darrenjones.com.au Indicative Selling Price

Daniel Leibowitz

Selling Price \$840,000 - \$910,000 Median House Price Year ending June 2019: \$772,500

# **Comparable Properties**

33 Plenty River Dr GREENSBOROUGH 3088 (REI) 4 3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	Agent Comments
17 Punkerri Cirt GREENSBOROUGH 3088 (REI)   Image: A mathematical structure   Image: A mathematical structure   Image: Price: \$885,000   Method: Private Sale   Date: 04/10/2019   Property Type: House (Res)   Land Size: 856 sqm approx	Agent Comments
23 Tarwarri Ct GREENSBOROUGH 3088 (REI/VG) 2 2 2 Price: \$862,000 Method: Auction Sale Date: 22/06/2019 Rooms: 7 Property Type: House (Res) Land Size: 715 sqm approx	Agent Comments

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.