

# 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 Miga Close, Greensborough Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$870,000

&

\$920,000

### Median sale price

Median price \$857,000

Property Type House

Suburb Greensborough

Period - From 01/04/2020

to 30/06/2020

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	4 Yurana Ct ST HELENA 3088	\$930,000	04/04/2020
2	17 Yaralla Cr ST HELENA 3088	\$880,000	27/04/2020
3	2 Omaru Rise GREENSBOROUGH 3088	\$875,000	26/07/2020

**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:

28/09/2020 10:48

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**Indicative Selling Price**

\$870,000 - \$920,000

**Median House Price**

June quarter 2020: \$857,000



**Property Type:** House

**Land Size:** 710.751 sqm approx

**Agent Comments**

## Comparable Properties

**4 Yurana Ct ST HELENA 3088 (VG)**

**Agent Comments**



**Price:** \$930,000

**Method:** Sale

**Date:** 04/04/2020

**Property Type:** House (Res)

**Land Size:** 648 sqm approx



**17 Yaralla Cr ST HELENA 3088 (REI/VG)**

**Agent Comments**



**Price:** \$880,000

**Method:** Sale by Tender

**Date:** 27/04/2020

**Rooms:** 5

**Property Type:** House

**Land Size:** 690 sqm approx



**2 Omaru Rise GREENSBOROUGH 3088 (REI)**

**Agent Comments**



**Price:** \$875,000

**Method:** Private Sale

**Date:** 26/07/2020

**Rooms:** 6

**Property Type:** House

**Land Size:** 703 sqm approx