

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 23 Corowa Crescent, Greensborough Vic 3088

Indicative selling price

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

Range between \$750,000 & \$820,000

Median sale price

Median price \$763,500 House X Unit Suburb Greensborough

Period - From 01/10/2018 to 31/12/2018 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	26 Manatunga Cirt GREENSBOROUGH 3088	\$805,000	17/11/2018
2	47 Stonnington Dr WATSONIA NORTH 3087	\$778,000	02/03/2019
3	14 Delfin Cr GREENSBOROUGH 3088	\$770,500	07/01/2019

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.

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Indicative Selling Price

\$750,000 - \$820,000

Median House Price

December quarter 2018: \$763,500



4 bedrooms, 1 bathroom, 2 cars

Rooms:

Property Type: House (Res)

Land Size: 644 sqm approx

Agent Comments

Comparable Properties



26 Manatunga Cirt GREENSBOROUGH 3088 (REI/VG)

Agent Comments

4 bedrooms, 3 bathrooms, 2 cars

Price: \$805,000

Method: Auction Sale

Date: 17/11/2018

Rooms: 7

Property Type: House (Res)

Land Size: 620 sqm approx



47 Stonnington Dr WATSONIA NORTH 3087 (REI)

Agent Comments

4 bedrooms, 2 bathrooms, 2 cars

Price: \$778,000

Method: Private Sale

Date: 02/03/2019

Rooms: 6

Property Type: House

Land Size: 606 sqm approx



14 Delfin Cr GREENSBOROUGH 3088 (REI/VG) Agent Comments

4 bedrooms, 3 bathrooms, 2 cars

Price: \$770,500

Method: Private Sale

Date: 07/01/2019

Rooms: -

Property Type: House (Res)

Land Size: 1561 sqm approx