

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

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 | | | | | | | |
|---|--|--|--|--|--|--|--|--|
| ndicative selling price | | | | | | | | |

Indicative selling price

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

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

Median sale price

| Median price | \$763,500 | Hou | ise 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)

Α* 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 | 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





Property Type: House (Res) Land Size: 644 sqm approx

Agent Comments

Comparable Properties



26 Manatunga Cirt GREENSBOROUGH 3088

(REI/VG)

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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)

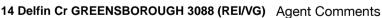
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Price: \$778.000 Method: Private Sale Date: 02/03/2019 Rooms: 6

Property Type: House Land Size: 606 sqm approx











Price: \$770,500 Method: Private Sale Date: 07/01/2019 Rooms: -

Property Type: House (Res) Land Size: 1561 sqm approx

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Agent Comments

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