

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

1 Larnook Close, Greensborough Vic 3088

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$795,000 & \$870,000

Median sale price

Median price \$855,000 House X Unit Suburb Greensborough

Period - From 01/04/2017 to 31/03/2018 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	7 Kenwyn Ct GREENSBOROUGH 3088	\$900,000	02/12/2017
2	5 Palmyra Ct GREENSBOROUGH 3088	\$855,000	30/11/2017
3	200 Plenty River Dr GREENSBOROUGH 3088	\$830,000	16/12/2017

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.



3 2 3

Rooms:

Property Type: House

Land Size: 600 sqm approx

Agent Comments

Comparable Properties



7 Kenwyn Ct GREENSBOROUGH 3088
(REI/VG)

Agent Comments

3 2 2

Price: \$900,000

Method: Auction Sale

Date: 02/12/2017

Rooms: 7

Property Type: House (Res)

Land Size: 682 sqm approx



5 Palmyra Ct GREENSBOROUGH 3088
(REI/VG)

Agent Comments

3 2 2

Price: \$855,000

Method: Private Sale

Date: 30/11/2017

Rooms: 6

Property Type: House (Res)

Land Size: 875 sqm approx



200 Plenty River Dr GREENSBOROUGH 3088
(REI)

Agent Comments

3 2 -

Price: \$830,000

Method: Auction Sale

Date: 16/12/2017

Rooms: 7

Property Type: House

Land Size: 665 sqm approx