## 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

206 Plenty River Drive, Greensborough Vic 3088

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$770,000		&		\$820,000				
Median sale price									
Median price	\$831,500	Pro	Property Type		House		Suburb	Greensborough	
Period - From	05/10/2019	to	04/10/2020		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 sixmonths 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	46 Corowa Cr GREENSBOROUGH 3088	\$808,000	04/07/2020
2	30 Mine St GREENSBOROUGH 3088	\$790,000	17/06/2020
3			

OR

**B**<sup>\*</sup> 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:

05/10/2020 12:34







**Property Type:** House Land Size: 741.961 sqm approx Agent Comments Indicative Selling Price \$770,000 - \$820,000 Median House Price 05/10/2019 - 04/10/2020: \$831,500

# **Comparable Properties**

46 Corowa Cr GREENSBOROUGH 3088 (REI/VG) I 3 I I I 2 Price: \$808,000 Method: Auction Sale Date: 04/07/2020 Rooms: 6 Property Type: House (Res) Land Size: 870 sqm approx	Agent Comments
30 Mine St GREENSBOROUGH 3088 (REI) 3 2 2 - Price: \$790,000 Method: Private Sale Date: 17/06/2020 Rooms: 5 Property Type: House (Res) Land Size: 850 sqm approx	Agent Comments

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.

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.