

# 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

26 Collendina Crescent, Greensborough Vic 3088
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### Indicative selling price

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

Range between 

\$900,000
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 & 

\$950,000
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### Median sale price

Median price 

\$960,000
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 Property Type 

House
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 Suburb 

Greensborough
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Period - From 

08/01/2023
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 to 

07/01/2024
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 Source 

REIV
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### 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 Gillingham St WATSONIA NORTH 3087	\$950,000	11/11/2023
2	35 Jacqueline Rd BUNDOORA 3083	\$950,000	18/11/2023
3	1 Atkins Av WATSONIA NORTH 3087	\$930,000	16/12/2023

**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: 

08/01/2024 14:50
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**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 533 sqm approx

Agent Comments

## Comparable Properties



**26 Gillingham St WATSONIA NORTH 3087 (REI)**

Agent Comments



**Price:** \$950,000

**Method:** Sold Before Auction

**Date:** 11/11/2023

**Property Type:** House (Res)

**Land Size:** 530 sqm approx



**35 Jacqueline Rd BUNDOORA 3083 (REI)**

Agent Comments



**Price:** \$950,000

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** House (Res)

**Land Size:** 535 sqm approx



**1 Atkins Av WATSONIA NORTH 3087 (REI)**

Agent Comments



**Price:** \$930,000

**Method:** Auction Sale

**Date:** 16/12/2023

**Property Type:** House (Res)

**Land Size:** 538 sqm approx