

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

3 Booyan Crescent, Greensborough Vic 3088

Indicative selling price

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

Range between \$670,000

&

\$720,000

Median sale price

Median price \$789,000

House

X

Unit

Suburb Greensborough

Period - From 01/10/2016

to

30/09/2017

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	55 Booyan Cr GREENSBOROUGH 3088	\$714,000	12/08/2017
2	5 St Helena Rd GREENSBOROUGH 3088	\$689,000	20/05/2017
3	27 Nairne Tce GREENSBOROUGH 3088	\$685,200	13/07/2017

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.~~



Rooms:

Property Type: House (Res)

Land Size: 536.887 sqm approx

Agent Comments

Comparable Properties



55 Booyan Cr GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$714,000

Method: Auction Sale

Date: 12/08/2017

Rooms: 5

Property Type: House (Res)

Land Size: 594 sqm approx



5 St Helena Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$689,000

Method: Auction Sale

Date: 20/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 832 sqm approx



27 Nairne Tce GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$685,200

Method: Private Sale

Date: 13/07/2017

Rooms: 5

Property Type: House

Land Size: 286 sqm approx