

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

17 Punkerri Circuit, Greensborough Vic 3088

Indicative selling price

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

Range between \$845,000 & \$925,000

Median sale price

Median price \$740,000 Property Type House Suburb Greensborough

Period - From 01/04/2019 to 30/06/2019 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	18 Palpera Tce GREENSBOROUGH 3088	\$897,000	05/04/2019
2	39 Collendina Cr GREENSBOROUGH 3088	\$890,000	03/07/2019
3	9 Sunshine Cl GREENSBOROUGH 3088	\$879,000	10/06/2019

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.~~

This Statement of Information was prepared on:

16/09/2019 15:06



Property Type: House (Res)

Land Size: 746 sqm approx

Agent Comments

Indicative Selling Price

\$845,000 - \$925,000

Median House Price

June quarter 2019: \$740,000

Comparable Properties



18 Palpera Tce GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$897,000

Method: Private Sale

Date: 05/04/2019

Property Type: House

Land Size: 841.20 sqm approx



39 Collendina Cr GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$890,000

Method: Private Sale

Date: 03/07/2019

Property Type: House

Land Size: 745 sqm approx



9 Sunshine Cl GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$879,000

Method: Private Sale

Date: 10/06/2019

Property Type: House

Land Size: 700 sqm approx