

# 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

14 Warool Court, Greensborough Vic 3088

### Indicative selling price

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

Range between

\$780,000

&

\$840,000

### Median sale price

Median price

\$835,000

Property Type

House

Suburb

Greensborough

Period - From

01/10/2019

to

30/09/2020

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	20 Glenwood Dr GREENSBOROUGH 3088	\$842,500	07/08/2020
2	4 Purri CI GREENSBOROUGH 3088	\$805,000	17/10/2020
3	6 Landra PI GREENSBOROUGH 3088	\$800,000	30/11/2020

**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:

09/12/2020 21:10



**Property Type:** House  
**Land Size:** 636 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$780,000 - \$840,000

**Median House Price**

Year ending September 2020: \$835,000

## Comparable Properties



**20 Glenwood Dr GREENSBOROUGH 3088 (REI/VG)**



**Agent Comments**

Closer to the Shops

**Price:** \$842,500  
**Method:** Private Sale  
**Date:** 07/08/2020  
**Rooms:** 10  
**Property Type:** House (Res)  
**Land Size:** 610 sqm approx



**4 Purri Ct GREENSBOROUGH 3088 (REI)**



**Agent Comments**

**Price:** \$805,000  
**Method:** Auction Sale  
**Date:** 17/10/2020  
**Property Type:** House (Res)  
**Land Size:** 732 sqm approx



**6 Landra Pl GREENSBOROUGH 3088 (REI)**



**Agent Comments**

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 30/11/2020  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 591 sqm approx