

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 4 Selsdon Court, Greensborough Vic 3088

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$855,000 House Unit Suburb Greensborough

Period - From 01/04/2017 to 31/03/2018 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	56 Corowa Cr GREENSBOROUGH 3088	\$950,000	02/03/2018
2	6 Warrool Ct GREENSBOROUGH 3088	\$901,000	03/04/2018
3	14 Punkerri Cirt GREENSBOROUGH 3088	\$845,000	08/01/2018

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.



3+S 2 2

Rooms: 7

Property Type: House (Previously Occupied - Detached)

Land Size: 540 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

Year ending March 2018: \$855,000

This magnificent home offers a rare & exciting opportunity to the discerning buyer seeking a magical family home. Comprises: 3 Bedrooms (Master with BIR's & renovated Full-Ensuite), Study, light-filled open design Kitchen/Meals/Family with stunning panoramic views to the distant ranges, Lounge Living, Rumpus/Games Room, renovated Family Bathroom, downstairs Laundry with Powder Room facility, Double Garage, additional Off-Street Parking, magnificent undercover rear decked Pergola 'Al Fresco' BBQ/Entertainment area, additional rear paved Patio & well established garden bed areas.

Comparable Properties



56 Corowa Cr GREENSBOROUGH 3088 (REI/VG)

Agent Comments

4 2 2

Price: \$950,000

Method: Sold Before Auction

Date: 02/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 777 sqm approx



6 Warrool Ct GREENSBOROUGH 3088 (REI)

Agent Comments

5 2 2

Price: \$901,000

Method: Private Sale

Date: 03/04/2018

Rooms: -

Property Type: House (Res)



14 Punkerri Cirt GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 2 2

Price: \$845,000

Method: Private Sale

Date: 08/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 692 sqm approx