

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address	4 Selsdon Court, Greensborough Vic 3088
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$800,000	&	\$880,000
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Median sale price

Median price	\$855,000	Hou	use X	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.

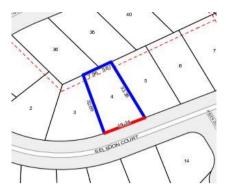
Account - hockingstuart | P: 03 94995611 | F: 03 94995055





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hockingstuart



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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)

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Price: \$950,000

Method: Sold Before Auction

Date: 02/03/2018

Rooms: -

Property Type: House (Res) **Land Size:** 777 sqm approx

Agent Comments



6 Warrool Ct GREENSBOROUGH 3088 (REI)

- 5

- 2



Price: \$901,000 **Method:** Private Sale **Date:** 03/04/2018

Rooms: -

Property Type: House (Res)

Agent Comments



14 Punkerri Cirt GREENSBOROUGH 3088

(REI/VG)

-3

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6 2

Price: \$845,000 Method: Private Sale Date: 08/01/2018

Rooms: -

Property Type: House (Res) Land Size: 692 sqm approx **Agent Comments**

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