

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

8 Mari Close, Greensborough Vic 3088

Indicative selling price

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

Range between \$745,000 & \$795,000

Median sale price

Median price \$800,000 House X Unit Suburb Greensborough

Period - From 01/04/2018 to 31/03/2019 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	53 Bannerman Av GREENSBOROUGH 3088	\$784,000	23/03/2019
2	17 Duncan Av GREENSBOROUGH 3088	\$765,000	26/11/2018
3	10 Pamburra Ct GREENSBOROUGH 3088	\$731,350	16/04/2019

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.



 3  2  2

Rooms:

Property Type: House (Res)

Land Size: 681 sqm approx

Agent Comments

Indicative Selling Price

\$745,000 - \$795,000

Median House Price

Year ending March 2019: \$800,000

Comparable Properties



53 Bannerman Av GREENSBOROUGH 3088
(REI/VG)

Agent Comments

 3  2  2

Price: \$784,000

Method: Auction Sale

Date: 23/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 560 sqm approx



17 Duncan Av GREENSBOROUGH 3088
(REI/VG)

Agent Comments

 3  2  3

Price: \$765,000

Method: Private Sale

Date: 26/11/2018

Rooms: 5

Property Type: House (Res)

Land Size: 670 sqm approx



10 Pamburra Ct GREENSBOROUGH 3088
(REI)

Agent Comments

 4  3  2

Price: \$731,350

Method: Sold Before Auction

Date: 16/04/2019

Rooms: 8

Property Type: House (Res)