

# 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

2 Indigo Close, 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 \$1,100,000

&

\$1,150,000

### Median sale price

Median price \$833,750

Property Type House

Suburb Greensborough

Period - From 01/01/2020

to

31/03/2020

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	35 Sunrise Dr GREENSBOROUGH 3088	\$1,200,000	13/02/2020
2	32 Symon Cr GREENSBOROUGH 3088	\$1,125,000	01/12/2019
3	25 Mackelroy Rd PLENTY 3090	\$1,120,000	03/03/2020

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:

08/05/2020 13:05



4 2 2

**Property Type:** House  
**Land Size:** 1000 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,150,000  
**Median House Price**  
March quarter 2020: \$833,750

## Comparable Properties



**35 Sunrise Dr GREENSBOROUGH 3088**  
(REI/VG)

**Agent Comments**

4 3 5

**Price:** \$1,200,000  
**Method:** Sold Before Auction  
**Date:** 13/02/2020  
**Property Type:** House (Res)  
**Land Size:** 826 sqm approx



**32 Symon Cr GREENSBOROUGH 3088**  
(REI/VG)

**Agent Comments**

4 2 3

**Price:** \$1,125,000  
**Method:** Private Sale  
**Date:** 01/12/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 805 sqm approx



**25 Mackelroy Rd PLENTY 3090 (REI/VG)**

**Agent Comments**

5 3 2

**Price:** \$1,120,000  
**Method:** Private Sale  
**Date:** 03/03/2020  
**Property Type:** House (Res)  
**Land Size:** 1017 sqm approx