

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 Lebunya Court, Greensborough Vic 3088

Indicative selling price

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

Range between \$780,000

&

\$850,000

Median sale price

Median price \$832,500

House

X

Unit

Suburb Greensborough

Period - From 01/01/2017

to

31/12/2017

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	39 Plenty River Dr GREENSBOROUGH 3088	\$858,000	18/11/2017
2	6 Girralong Ct GREENSBOROUGH 3088	\$850,000	09/09/2017
3	23 Collendina Cr GREENSBOROUGH 3088	\$780,000	27/10/2017

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.

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Indicative Selling Price

\$780,000 - \$850,000

Median House Price

Year ending December 2017: \$832,500



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Rooms:

Property Type: House

Land Size: 751 sqm approx

Agent Comments

Comparable Properties



39 Plenty River Dr GREENSBOROUGH 3088 (REI/VG)

Agent Comments

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Price: \$858,000

Method: Auction Sale

Date: 18/11/2017

Rooms: 7

Property Type: House

Land Size: 651 sqm approx



6 Giralong Ct GREENSBOROUGH 3088 (REI/VG)

Agent Comments

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Price: \$850,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 1 sqm approx



23 Collendina Cr GREENSBOROUGH 3088 (VG)

Agent Comments

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Price: \$780,000

Method: Sale

Date: 27/10/2017

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 678 sqm approx