

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

19 Punkerri Circuit, Greensborough Vic 3088

Indicative selling price

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

Range between \$730,000 & \$800,000

Median sale price

Median price \$795,000 Property Type House Suburb Greensborough

Period - From 09/01/2019 to 08/01/2020 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	40 Plenty River Dr GREENSBOROUGH 3088	\$800,000	21/12/2019
2	3 Greenhill Rd GREENSBOROUGH 3088	\$770,000	13/11/2019
3	9 Nandaly Ct GREENSBOROUGH 3088	\$720,000	13/10/2019

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.~~

This Statement of Information was prepared on:

09/01/2020 12:33



Property Type: House (Previously Occupied - Detached)

Land Size: 643 sqm approx

Agent Comments

Comparable Properties



40 Plenty River Dr GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$800,000

Method: Auction Sale

Date: 21/12/2019

Rooms: 6

Property Type: House (Res)



3 Greenhill Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$770,000

Method: Sold Before Auction

Date: 13/11/2019

Property Type: House (Res)

Land Size: 988 sqm approx



9 Nandaly Ct GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$720,000

Method: Auction Sale

Date: 13/10/2019

Rooms: 6

Property Type: House (Res)

Land Size: 612 sqm approx