### 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	8 Lantana Close, Greensborough Vic 3088
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$833,750	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	170 Mountain View Rd BRIAR HILL 3088	\$790,000	19/12/2019
2	29 Manatunga Cirt GREENSBOROUGH 3088	\$785,000	24/03/2020
3	37 Brentwick Dr GREENSBOROUGH 3088	\$765,000	24/03/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/06/2020 14:16













Property Type: House (Previously

Occupied - Detached) Land Size: 951 sgm approx

Agent Comments

**Indicative Selling Price** \$720,000 - \$790,000 **Median House Price** March quarter 2020: \$833,750

# Comparable Properties

170 Mountain View Rd BRIAR HILL 3088 (VG)





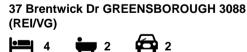


Price: \$790.000 Method: Sale Date: 19/12/2019

**Property Type:** House (Res) Land Size: 619 sqm approx

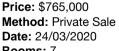
29 Manatunga Cirt GREENSBOROUGH 3088 (REI)

Price: \$785,000 Method: Private Sale Date: 24/03/2020 Property Type: House Land Size: 797 sqm approx









Rooms: 7

Property Type: House (Res) Land Size: 665 sqm approx

**Agent Comments** 

**Agent Comments** 

**Agent Comments** 



**Account** - Darren Jones | P: 9432 2544 | F: 9432 2537



