

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 Lantana Close, Greensborough Vic 3088

Indicative selling price

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

Range between

\$720,000

&

\$790,000

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	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 comparable properties 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 sqm 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)

Agent Comments



Price: \$790,000

Method: Sale

Date: 19/12/2019

Property Type: House (Res)

Land Size: 619 sqm approx



29 Manatunga Cirt GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$785,000

Method: Private Sale

Date: 24/03/2020

Property Type: House

Land Size: 797 sqm approx



37 Brentwick Dr GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$765,000

Method: Private Sale

Date: 24/03/2020

Rooms: 7

Property Type: House (Res)

Land Size: 665 sqm approx