

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

34 Collendina Crescent, Greensborough Vic 3088

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$640,000

&

\$700,000

Median sale price

Median price \$800,000

House

X

Unit

Suburb Greensborough

Period - From 01/04/2018

to

31/03/2019

Source REIV

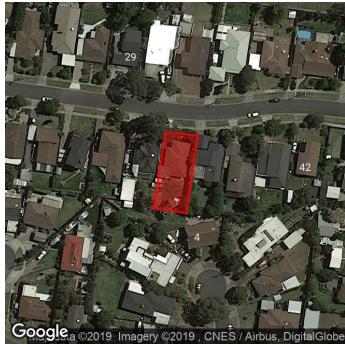
Comparable property sales (*Delete A or B below as applicable)

- 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	3 Kinka Pl GREENSBOROUGH 3088	\$695,000	25/03/2019
2	12 Jarrah Ct GREENSBOROUGH 3088	\$670,000	23/01/2019
3	17 Wanbanna Av GREENSBOROUGH 3088	\$641,000	17/04/2019

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 535 sqm approx

Agent Comments

Comparable Properties



3 Kinka PI GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$695,000

Method: Private Sale

Date: 25/03/2019

Rooms: 6

Property Type: House (Res)

Land Size: 570 sqm approx



12 Jarrah Ct GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$670,000

Method: Private Sale

Date: 23/01/2019

Rooms: -

Property Type: House

Land Size: 527 sqm approx



17 Wanbanna Av GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$641,000

Method: Private Sale

Date: 17/04/2019

Rooms: 5

Property Type: House (Res)

Land Size: 588 sqm approx