

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

27 Nairne Terrace, Greensborough Vic 3088

Indicative selling price

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

Range between \$660,000

&

\$710,000

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	12 Mclaughlans La PLENTY 3090	\$708,000	22/02/2020
2	2/258 Diamond Creek Rd GREENSBOROUGH 3088	\$695,000	06/05/2020
3	12/68 Diamond Creek Rd GREENSBOROUGH 3088	\$666,000	31/03/2020

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 14:10



 3  2  2

Property Type: House
Land Size: 286 sqm approx
Agent Comments

Indicative Selling Price
\$660,000 - \$710,000
Median House Price
March quarter 2020: \$833,750

Comparable Properties



12 Mclaughlans La PLENTY 3090 (REI/VG)

Agent Comments

 3  2  2

Price: \$708,000
Method: Auction Sale
Date: 22/02/2020
Rooms: 6
Property Type: House (Res)



2/258 Diamond Creek Rd GREENSBOROUGH 3088 (REI)

Agent Comments

 3  2  2

Price: \$695,000
Method: Private Sale
Date: 06/05/2020
Rooms: 6
Property Type: Townhouse (Res)



12/68 Diamond Creek Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 3  2  1

Price: \$666,000
Method: Private Sale
Date: 31/03/2020
Property Type: Townhouse (Res)