

# 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

121 Plenty River Drive, Greensborough Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$870,000

### Median sale price

Median price

\$865,000

Property Type

House

Suburb

Greensborough

Period - From

01/04/2020

to

31/03/2021

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	8 Sophie PI GREENSBOROUGH 3088	\$866,000	20/12/2020
2			
3			

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:

21/04/2021 14:17



 3  2  2

**Property Type:** House (Res)

**Land Size:** 678 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$870,000

**Median House Price**

Year ending March 2021: \$865,000

## Comparable Properties



**8 Sophie PI GREENSBOROUGH 3088 (REI/VG)** **Agent Comments**

 3  2  2

**Price:** \$866,000

**Method:** Auction Sale

**Date:** 20/12/2020

**Property Type:** House (Res)

**Land Size:** 528 sqm approx

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.