

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

15 Eastgate Drive, Greensborough Vic 3088

Indicative selling price

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

Range between

\$730,000

&

\$800,000

Median sale price

Median price

\$777,500

Property Type

House

Suburb

Greensborough

Period - From

01/07/2019

to

30/09/2019

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 Goolgung Gr GREENSBOROUGH 3088	\$816,000	02/10/2019
2	2 Darly Glen GREENSBOROUGH 3088	\$782,000	03/08/2019
3	23 Corowa Cr GREENSBOROUGH 3088	\$740,000	11/05/2019

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.~~

This Statement of Information was prepared on:

06/11/2019 12:39

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Indicative Selling Price

\$730,000 - \$800,000

Median House Price

September quarter 2019: \$777,500



4 bedrooms - 2 bathrooms - 3 cars

Property Type: House (Res)

Land Size: 617 sqm approx

Agent Comments

Comparable Properties



3 Goolgung Gr GREENSBOROUGH 3088 (REI/VG)

Agent Comments

4 bedrooms - 2 bathrooms - 3 cars

Price: \$816,000

Method: Private Sale

Date: 02/10/2019

Rooms: 7

Property Type: House (Res)

Land Size: 600 sqm approx



2 Darly Glen GREENSBOROUGH 3088 (REI/VG)

Agent Comments

4 bedrooms - 2 bathrooms - 2 cars

Price: \$782,000

Method: Auction Sale

Date: 03/08/2019

Property Type: House (Res)

Land Size: 710 sqm approx



23 Corowa Cr GREENSBOROUGH 3088 (REI/VG)

Agent Comments

4 bedrooms - 2 bathrooms - 2 cars

Price: \$740,000

Method: Auction Sale

Date: 11/05/2019

Rooms: 8

Property Type: House

Land Size: 640 sqm approx