



5 3 4

Rooms:
Property Type: House
Land Size: 1079 sqm approx
 Agent Comments

Indicative Selling Price
 \$980,000 - \$1,050,000
Median House Price
 June quarter 2017: \$815,500

Comparable Properties



14 Wolangi Ct GREENSBOROUGH 3088 (REI) Agent Comments

4 3 4

Price: \$1,028,000
Method: Auction Sale
Date: 08/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 925 sqm approx



5 Eskholme Rise GREENSBOROUGH 3088 (REI) Agent Comments

5 2 2

Price: \$1,005,000
Method: Auction Sale
Date: 13/05/2017
Rooms: 7
Property Type: House (Res)
Land Size: 816 sqm approx



44 Albion Cr GREENSBOROUGH 3088 (REI) Agent Comments

4 2 1

Price: \$1,000,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 9
Property Type: House (Res)
Land Size: 1567 sqm approx

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

40 Patrick Close, Greensborough Vic 3088

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

Range between \$980,000

&

\$1,050,000

Median sale price

Median price \$815,500

House

X

Suburb

Greensborough

Period - From 01/04/2017

to

30/06/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
14 Wolangi Ct GREENSBOROUGH 3088	\$1,028,000	08/07/2017
5 Eskholme Rise GREENSBOROUGH 3088	\$1,005,000	13/05/2017
44 Albion Cr GREENSBOROUGH 3088	\$1,000,000	17/06/2017