

# 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

33 Plenty Lane, Greensborough Vic 3088

### Indicative selling price

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

Range between \$880,000 & \$950,000

### 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 | 8 Alinga PI YALLAMBIE 3085     | \$950,000 | 14/03/2020   |
| 2 | 8 Longmuir Rd WATSONIA 3087    | \$880,000 | 22/02/2020   |
| 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:

29/06/2020 17:03



 3  2  4

**Property Type:** House (Res)

**Land Size:** 687 sqm approx

Agent Comments

**Indicative Selling Price**

\$880,000 - \$950,000

**Median House Price**

March quarter 2020: \$833,750

## Comparable Properties



**8 Alinga PI YALLAMBIE 3085 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$950,000

**Method:** Auction Sale

**Date:** 14/03/2020

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 549 sqm approx



**8 Longmuir Rd WATSONIA 3087 (REI/VG)**

Agent Comments

 3  1  1

**Price:** \$880,000

**Method:** Auction Sale

**Date:** 22/02/2020

**Property Type:** House (Res)

**Land Size:** 552 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.