

### 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

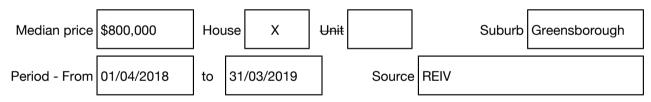
s |3 Senbin Court, Greensborough Vic 3088 d e

#### Indicative selling price

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

Range between	\$640,000	&	\$680,000	
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#### Median sale price



#### 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.

Ad	dress of comparable property	Price	Date of sale
1	46 Plenty River Dr GREENSBOROUGH 3088	\$676,000	30/05/2019
2	10 Nandaly Ct GREENSBOROUGH 3088	\$669,950	02/05/2019
3	7 Kerta CI GREENSBOROUGH 3088	\$655,000	27/03/2019

#### 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.

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House Land Size: 575.01 sqm approx Agent Comments Indicative Selling Price \$640,000 - \$680,000 Median House Price Year ending March 2019: \$800,000

## **Comparable Properties**



46 Plenty River Dr GREENSBOROUGH 3088 Agent Comments (REI)



Price: \$676,000 Method: Sold Before Auction Date: 30/05/2019 Rooms: -Property Type: House (Res) Land Size: 637 sqm approx



10 Nandaly Ct GREENSBOROUGH 3088 (REI) Agent Comments



Price: \$669,950 Method: Private Sale Date: 02/05/2019 Rooms: -Property Type: House (Res) Land Size: 652 sqm approx



7 Kerta CI GREENSBOROUGH 3088 (REI/VG) Agent Comments



Price: \$655,000 Method: Private Sale Date: 27/03/2019 Rooms: 5 Property Type: House (Res) Land Size: 570 sqm approx

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