

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

3 Senbin Court, Greensborough Vic 3088

Indicative selling price

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

Range between

\$640,000

&

\$680,000

Median sale price

Median price

\$800,000

House

X

Unit

Suburb

Greensborough

Period - From

01/04/2018

to

31/03/2019

Source

REIV

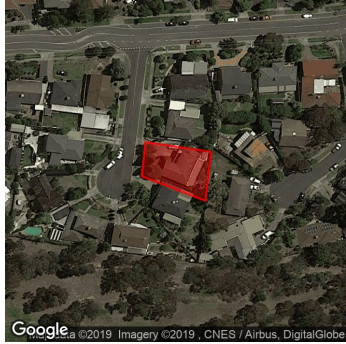
Comparable property sales (*Delete A or B below as applicable)

- 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	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 Cl 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.



 3  2  2

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 (REI)

[Agent Comments](#)

 3  1  1

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](#)

 4  2  2

Price: \$669,950

Method: Private Sale

Date: 02/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 652 sqm approx



7 Kerta Ct GREENSBOROUGH 3088 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$655,000

Method: Private Sale

Date: 27/03/2019

Rooms: 5

Property Type: House (Res)

Land Size: 570 sqm approx