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

1 Goonyah Court, Greensborough Vic 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$600,000		&		\$660,000					
Median sale p	rice									
Median price	\$740,000	Pro	operty Type	Hou	se		Suburb	Greensborough		
Period - From	01/04/2019	to	30/06/2019		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	3 Senbin Ct GREENSBOROUGH 3088	\$660,000	20/06/2019
2	7 Kerta CI GREENSBOROUGH 3088	\$655,000	27/03/2019
3	17 Wanbanna Av GREENSBOROUGH 3088	\$641,000	17/04/2019

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:

16/09/2019 12:01









Property Type: House (Res) Land Size: 625 sqm approx Agent Comments Indicative Selling Price \$600,000 - \$660,000 Median House Price June quarter 2019: \$740,000

Comparable Properties



3 Senbin Ct GREENSBOROUGH 3088 (REI/VG) Agent Comments



Price: \$660,000 Method: Private Sale Date: 20/06/2019 Rooms: 5 Property Type: House (Res) Land Size: 575 sqm approx

7 Kerta CI GREENSBOROUGH 3088 (REI/VG) Age

Agent Comments





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



17 Wanbanna Av GREENSBOROUGH 3088 (REI/VG)



Price: \$641,000 Method: Private Sale Date: 17/04/2019 Rooms: 5 Property Type: House (Res) Land Size: 588 sqm approx Agent Comments

Account - Barry Plant | P: (03) 9431 1243



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.