

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 between \$600,000

&

\$660,000

Median sale price

Median price \$740,000

Property Type House

Suburb Greensborough

Period - From 01/04/2019

to 30/06/2019

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	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) **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) **Agent Comments**



Price: \$641,000

Method: Private Sale

Date: 17/04/2019

Rooms: 5

Property Type: House (Res)

Land Size: 588 sqm approx