

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

180 Plenty River Drive, Greensborough Vic 3088

Indicative selling price

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

Single price \$880,000

Median sale price

Median price \$815,500

House

X

Unit

Suburb Greensborough

Period - From 01/04/2017

to 30/06/2017

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	13 Ridge Rd GREENSBOROUGH 3088	\$882,000	01/04/2017
2	49 Albion Cr GREENSBOROUGH 3088	\$880,000	05/04/2017
3	8 Omaru Rise GREENSBOROUGH 3088	\$821,000	12/08/2017

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.~~

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Indicative Selling Price

\$880,000

Median House Price

June quarter 2017: \$815,500



3 2 2

Rooms:

Property Type: House

Land Size: 671 sqm approx

[Agent Comments](#)

Comparable Properties



13 Ridge Rd GREENSBOROUGH 3088 (REI)

[Agent Comments](#)

3 2 4

Price: \$882,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 8

Property Type: House (Res)

Land Size: 870 sqm approx



49 Albion Cr GREENSBOROUGH 3088 (VG)

[Agent Comments](#)

3 - -

Price: \$880,000

Method: Sale

Date: 05/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 854 sqm approx



8 Omaru Rise GREENSBOROUGH 3088 (REI)

[Agent Comments](#)

3 2 2

Price: \$821,000

Method: Auction Sale

Date: 12/08/2017

Rooms: 6

Property Type: House

Land Size: 787 sqm approx