

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	26 Manatunga Circuit, Greensborough Vic 3088
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$880,000	&	\$920,000
		i I	

Median sale price

Median price	\$827,500	Hou	use X	Unit			Suburb	Greensborough
Period - From	01/01/2018	to	31/03/2018		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 56 Corowa Cr GREENSBOROUGH 3088 \$950,000 02/03/2018 2 9 Haliday Ct GREENSBOROUGH 3088 \$922,000 24/02/2018 3 223 Nepean St GREENSBOROUGH 3088 \$890,000 03/03/2018

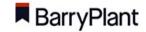
OR

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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Rooms:

Property Type: House **Land Size:** 620 sqm approx

Agent Comments

Indicative Selling Price \$880,000 - \$920,000 Median House Price March quarter 2018: \$827,500

Comparable Properties



56 Corowa Cr GREENSBOROUGH 3088

(REI/VG)

4 4





Price: \$950,000

Method: Sold Before Auction

Date: 02/03/2018

Rooms: -

Property Type: House (Res) **Land Size:** 777 sqm approx

Agent Comments



9 Haliday Ct GREENSBOROUGH 3088

(REI/VG)

4





Price: \$922,000 Method: Auction Sale Date: 24/02/2018

Rooms: -

Property Type: House (Res) **Land Size:** 914 sqm approx

Agent Comments



223 Nepean St GREENSBOROUGH 3088 (REI) Agent Comments





2

Price: \$890,000 **Method:** Auction Sale **Date:** 03/03/2018

Rooms: -

Property Type: House (Res) Land Size: 665 sqm approx

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





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.

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