

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

26 Manatunga Circuit, Greensborough Vic 3088

Indicative selling price

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

Range between

\$760,000

&

\$820,000

Median sale price

Median price

\$825,000

House

X

Unit

Suburb

Greensborough

Period - From

01/04/2018

to

30/06/2018

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	155 Plenty River Dr GREENSBOROUGH 3088	\$820,000	25/09/2018
2	23 Warriparri Cr GREENSBOROUGH 3088	\$815,000	15/09/2018
3	257 Plenty River Dr GREENSBOROUGH 3088	\$777,500	15/05/2018

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.



4 3 2

Rooms: 6
Property Type: House
Land Size: 620 sqm approx
 Agent Comments

Indicative Selling Price
 \$760,000 - \$820,000
Median House Price
 June quarter 2018: \$825,000

Comparable Properties



155 Plenty River Dr GREENSBOROUGH 3088 Agent Comments
 (REI)

4 2 -

Price: \$820,000
Method: Private Sale
Date: 25/09/2018
Rooms: -
Property Type: House
Land Size: 674 sqm approx



23 Warriparri Cr GREENSBOROUGH 3088 Agent Comments
 (REI)

4 2 2

Price: \$815,000
Method: Private Sale
Date: 15/09/2018
Rooms: -
Property Type: House
Land Size: 649 sqm approx



257 Plenty River Dr GREENSBOROUGH 3088 Agent Comments
 (REI/VG)

4 2 2

Price: \$777,500
Method: Sold Before Auction
Date: 15/05/2018
Rooms: 9
Property Type: House (Res)
Land Size: 619 sqm approx