

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	\$760,000	&	\$820,000

Median sale price

Median price	\$825,000	Hou	use 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.





activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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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

(REI)

Price: \$820,000 Method: Private Sale Date: 25/09/2018

Rooms: -

Property Type: House Land Size: 674 sqm approx

Agent Comments

Agent Comments



23 Warriparri Cr GREENSBOROUGH 3088

(REI)

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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

(REI/VG)



Price: \$777,500

Method: Sold Before Auction

Date: 15/05/2018

Rooms: 9

Property Type: House (Res) Land Size: 619 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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Agent Comments