

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 8 Rainham Close, Greensborough Vic 3088

Indicative selling price

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

Range between \$720,000 & \$760,000

Median sale price

Median price \$855,000 Property Type House Suburb Greensborough

Period - From 01/10/2020 to 31/12/2020 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	9 Carbora Dale GREENSBOROUGH 3088	\$755,000	21/11/2020
2	3 Miowera Green GREENSBOROUGH 3088	\$737,000	14/11/2020
3	70 Plenty River Dr GREENSBOROUGH 3088	\$730,000	16/02/2021

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: 22/02/2021 11:56

8 Rainham Close, Greensborough Vic 3088

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 3  2 

Property Type: House

Agent Comments

Indicative Selling Price

\$720,000 - \$760,000

Median House Price

December quarter 2020: \$855,000

Comparable Properties



9 Carbora Dale GREENSBOROUGH 3088
(REI/VG)

Agent Comments

 3  1  1

Price: \$755,000

Method: Auction Sale

Date: 21/11/2020

Rooms: 6

Property Type: House (Res)

Land Size: 590 sqm approx



3 Miowera Green GREENSBOROUGH 3088
(REI/VG)

Agent Comments

 3  2  -

Price: \$737,000

Method: Auction Sale

Date: 14/11/2020

Rooms: 6

Property Type: House (Res)

Land Size: 580 sqm approx



70 Plenty River Dr GREENSBOROUGH 3088
(REI)

Agent Comments

 3  1  2

Price: \$730,000

Method: Private Sale

Date: 16/02/2021

Property Type: House

Land Size: 621 sqm approx

Account - Selling Homes Melbourne | P: 03 84186455