

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

| |
|---|
| 15 Goolgung Grove, Greensborough Vic 3088 |
|---|

Indicative selling price

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

Range between

| |
|-----------|
| \$860,000 |
|-----------|

 &

| |
|-----------|
| \$920,000 |
|-----------|

Median sale price

Median price

| |
|-----------|
| \$965,000 |
|-----------|

 Property Type

| |
|-------|
| House |
|-------|

 Suburb

| |
|---------------|
| Greensborough |
|---------------|

Period - From

| |
|------------|
| 01/04/2023 |
|------------|

 to

| |
|------------|
| 30/06/2023 |
|------------|

 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 | 169 Plenty River Dr GREENSBOROUGH 3088 | \$902,000 | 24/04/2023 |
| 2 | 59 Booyan Cr GREENSBOROUGH 3088 | \$882,500 | 24/03/2023 |
| 3 | 146 Macorna St WATSONIA NORTH 3087 | \$860,000 | 28/03/2023 |

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:

| |
|------------------|
| 17/07/2023 12:07 |
|------------------|



4
 2
 3

Property Type: House
Land Size: 725 sqm approx
 Agent Comments

Indicative Selling Price
 \$860,000 - \$920,000
Median House Price
 June quarter 2023: \$965,000

Comparable Properties



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

4
 3
 2

Price: \$902,000
Method: Private Sale
Date: 24/04/2023
Rooms: 12
Property Type: House (Res)
Land Size: 652 sqm approx



59 Booyan Cr GREENSBOROUGH 3088 Agent Comments
(REI/VG)

4
 2
 2

Price: \$882,500
Method: Private Sale
Date: 24/03/2023
Property Type: House
Land Size: 597 sqm approx



146 Macorna St WATSONIA NORTH 3087 Agent Comments
(REI/VG)

3
 2
 2

Price: \$860,000
Method: Sold Before Auction
Date: 28/03/2023
Rooms: 4
Property Type: House (Res)
Land Size: 555 sqm approx