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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$860,000		&		\$920,000			
Median sale p	rice							
Median price	\$965,000	Pro	roperty Type Hous		se		Suburb	Greensborough
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ade	dress 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









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)**

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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 (REI/VG)

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



146 Macorna St WATSONIA NORTH 3087 (REI/VG)



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

Land Size: 555 sqm approx

Agent Comments

Agent Comments

Account - Barry Plant | P: (03) 9431 1243



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