

# 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

74 Corowa Crescent, Greensborough Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$770,000

### 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 | 102 Sellars St WATSONIA NORTH 3087 | \$765,000 | 20/06/2023   |
| 2 | 31 Boyd St GREENSBOROUGH 3088      | \$730,000 | 31/07/2023   |
| 3 |                                    |           |              |

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: 26/09/2023 15:03



3   
 2   
 1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$700,000 - \$770,000

**Median House Price**

June quarter 2023: \$965,000

## Comparable Properties



**102 Sellars St WATSONIA NORTH 3087 (REI/VG)**

Agent Comments

3   
 1   
 1

**Price:** \$765,000

**Method:** Private Sale

**Date:** 20/06/2023

**Property Type:** House

**Land Size:** 546 sqm approx



**31 Boyd St GREENSBOROUGH 3088 (REI/VG)** Agent Comments

3   
 2   
 2

**Price:** \$730,000

**Method:** Private Sale

**Date:** 31/07/2023

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 479 sqm approx

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.

Account - Jellis Craig | P: 03 94321444