Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	74 Corowa Crescent, Greensborough Vic 3088
Including suburb and	
postcode	

Indicative selling price

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

Range between \$700,000	&	\$770,000
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Median sale price

Median price	\$965,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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
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Date of sale







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)

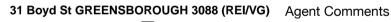
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Price: \$765,000 Method: Private Sale Date: 20/06/2023 Property Type: House Land Size: 546 sqm approx Agent Comments





Price: \$730,000 Method: Private Sale Date: 31/07/2023

Rooms: 6

-3

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



