

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 21 Warriparri Crescent, Greensborough Vic 3088

Indicative selling price

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

Range between \$1,050,000 & \$1,155,000

Median sale price

Median price \$976,000 Property Type House Suburb Greensborough

Period - From 01/04/2021 to 30/06/2021 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	34 Punkerri Cirt GREENSBOROUGH 3088	\$1,130,000	16/07/2021
2	10 Bicton St GREENSBOROUGH 3088	\$1,126,000	03/07/2021
3	41 Brinawa Dr GREENSBOROUGH 3088	\$1,030,000	10/07/2021

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: 12/08/2021 10:42



Property Type: Land
Land Size: 648 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,155,000
Median House Price
June quarter 2021: \$976,000

Comparable Properties



34 Punkerri Cirt GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$1,130,000
Method: Sold Before Auction
Date: 16/07/2021
Rooms: 7
Property Type: House
Land Size: 751 sqm approx



10 Bicton St GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$1,126,000
Method: Sold Before Auction
Date: 03/07/2021
Property Type: House (Res)
Land Size: 875 sqm approx



41 Brinawa Dr GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$1,030,000
Method: Auction Sale
Date: 10/07/2021
Property Type: House (Res)
Land Size: 562 sqm approx