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	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betwee	\$1,050,000		&		\$1,155,000			
Median sale p	rice							
Median price	\$976,000	Pro	operty Type	Hous	se		Suburb	Greensborough
Period - From	01/04/2021	to	30/06/2021		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.

Ad	dress 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

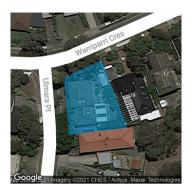
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

12/08/2021 10:42



21 Warriparri Crescent, Greensborough Vic 3088





Property Type: Land **Land Size:** 648 sqm approx Agent Comments Graham Caulfield 03 8418 6455 0418563804 graham@sellinghomesmelbourne.com.au

> 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)



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



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

Account - Selling Homes Melbourne | P: 03 84186455





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