

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

2 Yonde Court, Greensborough Vic 3088

Indicative selling price

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

Single price \$899,000

Median sale price

Median price \$855,000

Property Type House

Suburb Greensborough

Period - From 01/10/2020

to 31/12/2020

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	2 Miga CI GREENSBOROUGH 3088	\$902,000	13/11/2020
2	4 Batman Wik GREENSBOROUGH 3088	\$890,000	11/12/2020
3	27 Pinehills Dr GREENSBOROUGH 3088	\$888,000	06/02/2021

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:

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Indicative Selling Price

\$899,000

Median House Price

December quarter 2020: \$855,000



Property Type: House (Res)

Land Size: 962 sqm approx

Agent Comments

Comparable Properties



2 Miga CI GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$902,000

Method: Private Sale

Date: 13/11/2020

Rooms: 10

Property Type: House (Res)

Land Size: 711 sqm approx



4 Batman Wlk GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$890,000

Method: Private Sale

Date: 11/12/2020

Property Type: House

Land Size: 710 sqm approx



27 Pinehills Dr GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$888,000

Method: Auction Sale

Date: 06/02/2021

Property Type: House (Res)

Land Size: 610 sqm approx