

# 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 38 Symon 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 \$1,050,000 & \$1,150,000

### 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	10 Heacham Rd ELTHAM NORTH 3095	\$1,101,500	23/03/2021
2	11 Charles Wilson CI ELTHAM NORTH 3095	\$1,100,000	13/01/2021
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: 06/04/2021 10:14



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 777 sqm approx

Agent Comments

## Comparable Properties



**10 Heacham Rd ELTHAM NORTH 3095 (REI)**

Agent Comments



**Price:** \$1,101,500

**Method:** Private Sale

**Date:** 23/03/2021

**Property Type:** House (Res)



**11 Charles Wilson Ct ELTHAM NORTH 3095 (REI)**

Agent Comments



**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 13/01/2021

**Property Type:** House

**Land Size:** 1025 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.