

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 6 Corowa Crescent, Greensborough Vic 3088

Indicative selling price

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

Single Price \$495,000

Median sale price

Median price \$1,075,000 Property Type House Suburb Greensborough

Period - From 01/10/2023 to 31/12/2023 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 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	28 Clovemont Way BUNDOORA 3083	\$1,170,000	28/10/2023
2	26 Warwick Rd GREENSBOROUGH 3088	\$1,150,000	11/11/2023
3	3 Whittingham Cirt GREENSBOROUGH 3088	\$420,000	11/03/2024

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: 07/05/2024 14:01

6 Corowa Crescent, Greensborough Vic 3088



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Property Type: Land
Land Size: 704 sqm approx
Agent Comments

Median House Price
December quarter 2023: \$1,075,000

Comparable Properties

28 Clovoment Way BUNDOORA 3083 (REI/VG) Agent Comments

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Price: \$1,170,000
Method: Auction Sale
Date: 28/10/2023
Property Type: Land (Res)
Land Size: 628 sqm approx



26 Warwick Rd GREENSBOROUGH 3088 (REI) Agent Comments

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Price: \$1,150,000
Method: Auction Sale
Date: 11/11/2023
Property Type: Land (Res)
Land Size: 920 sqm approx



3 Whittingham Cirt GREENSBOROUGH 3088 (REI) Agent Comments

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Price: \$420,000
Method: Private Sale
Date: 11/03/2024
Property Type: Land
Land Size: 266 sqm approx