# 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

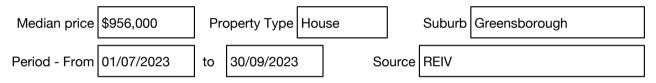
13 Mine Street, Greensborough Vic 3088

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	ning of this price see consumer.v	vic.gov.au/underquoting	
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Single price \$830,000

#### Median sale price



#### 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.

Ade	dress of comparable property	Price	Date of sale
1	2 Geewan Ct GREENSBOROUGH 3088	\$841,000	09/11/2023
2	21 Stubley Ct GREENSBOROUGH 3088	\$830,000	28/10/2023
3	116 Greenhill Rd GREENSBOROUGH 3088	\$785,000	11/11/2023

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:

11/12/2023 10:36



# 13 Mine Street, Greensborough Vic 3088





**Property Type:** House (Res) Agent Comments Indicative Selling Price \$830,000 Median House Price September quarter 2023: \$956,000

# **Comparable Properties**



2 Geewan Ct GREENSBOROUGH 3088 (REI) Agent Comments



Price: \$841,000 Method: Auction Sale Date: 09/11/2023 Property Type: House (Res) Land Size: 709 sqm approx



21 Stubley Ct GREENSBOROUGH 3088 (REI) Agent Comments



Price: \$830,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res) Land Size: 678 sqm approx



116 Greenhill Rd GREENSBOROUGH 3088 (REI) Agent Comments



Price: \$785,000 Method: Private Sale Date: 11/11/2023 Property Type: House Land Size: 664 sqm approx

#### Account - Jellis Craig | P: 03 94598111



propertydata

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