

# 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](https://consumer.vic.gov.au/underquoting)

Single price

\$830,000

### Median sale price

Median price

\$956,000

Property Type

House

Suburb

Greensborough

Period - From

01/07/2023

to

30/09/2023

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	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



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**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

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**Price:** \$841,000

**Method:** Auction Sale

**Date:** 09/11/2023

**Property Type:** House (Res)

**Land Size:** 709 sqm approx



**21 Stublely Ct GREENSBOROUGH 3088 (REI)**

Agent Comments

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**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

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**Price:** \$785,000

**Method:** Private Sale

**Date:** 11/11/2023

**Property Type:** House

**Land Size:** 664 sqm approx

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



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