## 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	46 Plenty River Drive, Greensborough Vic 3088
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,015,000	Pro	perty Type	House		Suburb	Greensborough
Period - From	27/02/2024	to	26/02/2025		Source	Property	/ Data

## 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

Add	dress of comparable property	Price	Date of sale
1	10 Goolgung Gr GREENSBOROUGH 3088	\$862,500	26/10/2024
2	65 Hume St GREENSBOROUGH 3088	\$870,000	05/10/2024
3	17 Greenmeyer Ct GREENSBOROUGH 3088	\$900,000	13/09/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/02/2025 09:23









Property Type: House (Res) Land Size: 637 sqm approx **Agent Comments** 

**Indicative Selling Price** \$840,000 - \$900,000 **Median House Price** 27/02/2024 - 26/02/2025: \$1,015,000

## Comparable Properties



10 Goolgung Gr GREENSBOROUGH 3088 (REI/VG)

Price: \$862,500

Method: Auction Sale Date: 26/10/2024

Property Type: House (Res) Land Size: 545 sqm approx

**Agent Comments** 



65 Hume St GREENSBOROUGH 3088 (REI/VG)

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Agent Comments

**Agent Comments** 

Price: \$870,000 Method: Auction Sale Date: 05/10/2024

Property Type: House (Res) Land Size: 876 sqm approx

17 Greenmeyer Ct GREENSBOROUGH 3088 (REI/VG)

Price: \$900,000

Method: Private Sale Date: 13/09/2024 Rooms: 5

Property Type: House (Res) Land Size: 860 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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