

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

46 Plenty River Drive, Greensborough Vic 3088

Indicative selling price

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

Range between

\$840,000

&

\$900,000

Median sale price

Median price

\$1,015,000

Property 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	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 comparable properties 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



3 1 1

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)

Agent Comments

3 1 2

Price: \$862,500

Method: Auction Sale

Date: 26/10/2024

Property Type: House (Res)

Land Size: 545 sqm approx



65 Hume St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 1 2

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)

Agent Comments

3 1 1

Price: \$900,000

Method: Private Sale

Date: 13/09/2024

Rooms: 5

Property Type: House (Res)

Land Size: 860 sqm approx

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