

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

2/181 Mountain View Road Greensborough VIC 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$840,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Greensborough

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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 6 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

1/129 Mountain View Road Briar Hill VIC 3088	\$906,000	06-Sep-21
6/171-173 Mountain View Road Greensborough VIC 3088	\$871,000	17-Dec-21

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 6 months.

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**1/129 Mountain View Road Briar Hill
VIC 3088**

Sold Price

\$906,000

Sold Date

06-Sep-21

3 2 1

Distance

0.5km



**6/171-173 Mountain View Road
Greensborough VIC 3088**

Sold Price

^{RS}**\$871,000**

Sold Date

17-Dec-21

4 2 4

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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