Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	39 Bannerman Avenue, Greensborough Vic 3088
Including suburb and	
postcode	

Indicative selling price

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

Range between \$950,000 & \$990,0	,000
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Median sale price

Median price	\$995,000	Pro	perty Type	House		Suburb	Greensborough
Period - From	01/10/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	8 Wolangi Ct GREENSBOROUGH 3088	\$865,000	30/11/2024
2	120 Sherbourne Rd MONTMORENCY 3094	\$870,000	06/11/2024
3	4 Sibella Ct GREENSBOROUGH 3088	\$1,040,000	02/10/2024

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:	10/02/2025 15:11







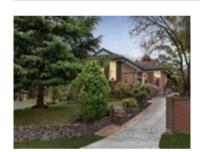


Property Type: House Land Size: 853 sqm approx

Agent Comments

Indicative Selling Price \$950,000 - \$990,000 **Median House Price** December quarter 2024: \$995,000

Comparable Properties



8 Wolangi Ct GREENSBOROUGH 3088 (REI/VG)

Price: \$865,000 Method: Auction Sale Date: 30/11/2024

Property Type: House (Res) Land Size: 746 sqm approx

Agent Comments



120 Sherbourne Rd MONTMORENCY 3094 (REI/VG)





Agent Comments

Price: \$870,000 Method: Private Sale Date: 06/11/2024 Property Type: House Land Size: 900 sqm approx



4 Sibella Ct GREENSBOROUGH 3088 (REI/VG)





Price: \$1,040,000

Method: Sold Before Auction

Date: 02/10/2024

Property Type: House (Res) Land Size: 738 sqm approx **Agent Comments**

Account - Barry Plant | P: (03) 9431 1243





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