

# 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 39 Bannerman Avenue, Greensborough Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$990,000

### Median sale price

Median price \$995,000 Property 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	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 comparable properties 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



 4    2    4

**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)**

**Agent Comments**

 3    2    2

**Price:** \$865,000  
**Method:** Auction Sale  
**Date:** 30/11/2024  
**Property Type:** House (Res)  
**Land Size:** 746 sqm approx



**120 Sherbourne Rd MONTMORENCY 3094 (REI/VG)**

**Agent Comments**

 5    2    2

**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)**

**Agent Comments**

 4    2    2

**Price:** \$1,040,000  
**Method:** Sold Before Auction  
**Date:** 02/10/2024  
**Property Type:** House (Res)  
**Land Size:** 738 sqm approx

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