

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

6 BILLABONG COURT 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,034,000

Property type

House

Suburb

Greensborough

Period-from

01 Sep 2021

to

31 Aug 2022

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

6 MARINO WAY GREENSBOROUGH VIC 3088	\$1,328,000	17-May-22
25 OLDSTEAD ROAD GREENSBOROUGH VIC 3088	\$1,340,000	20-Jul-22
16 TYRONE COURT ST HELENA VIC 3088	\$1,360,000	09-Jun-22

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.~~

This Statement of Information was prepared on: 28 September 2022



**6 MARINO WAY
GREENSBOROUGH VIC 3088**

4 2 2

Sold Price **\$1,328,000** Sold Date **17-May-22**

Distance **0.31km**



**25 OLDSTEAD ROAD
GREENSBOROUGH VIC 3088**

4 2 2

Sold Price ^{RS} **\$1,340,000** Sold Date **20-Jul-22**

Distance **0.61km**



**16 TYRONE COURT ST HELENA VIC
3088**

4 2 2

Sold Price **\$1,360,000** Sold Date **09-Jun-22**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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