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	17 Viewgrand Way, Greensborough Vic 3088
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,175,000	&	\$1,275,000
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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	34 Brentwick Dr GREENSBOROUGH 3088	\$1,080,000	03/12/2024
2	18 Old Aqueduct Rd DIAMOND CREEK 3089	\$1,400,000	03/10/2024
3	15 Bunyarra Ct GREENSBOROUGH 3088	\$1,190,000	24/09/2024

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:	11/03/2025 13:51









Property Type: House Land Size: 621 sqm approx

Agent Comments

Indicative Selling Price \$1,175,000 - \$1,275,000 **Median House Price** December quarter 2024: \$995,000

Comparable Properties



34 Brentwick Dr GREENSBOROUGH 3088 (REI/VG)







Agent Comments

Price: \$1,080,000 Method: Private Sale Date: 03/12/2024

Rooms: 8

Property Type: House (Res) Land Size: 560 sqm approx

18 Old Aqueduct Rd DIAMOND CREEK 3089 (REI/VG)





Agent Comments

Price: \$1,400,000 Method: Private Sale Date: 03/10/2024

Rooms: 7

Property Type: House (Res) Land Size: 743 sqm approx

15 Bunyarra Ct GREENSBOROUGH 3088 (REI/VG)

Price: \$1,190,000 Method: Private Sale Date: 24/09/2024

Property Type: House (Res) Land Size: 589 sqm approx Agent Comments

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





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