# 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

290 Elder Street, Greensborough Vic 3088

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$900,000		&		\$950,000				
Median sale price									
Median price	\$1,030,000	Pro	Property Type		House		Suburb	Greensborough	
Period - From	01/07/2021	to	30/06/2022		Sc	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	39 Narbethong Dr GREENSBOROUGH 3088	\$950,500	27/08/2022
2	2 Carinya Rd GREENSBOROUGH 3088	\$911,725	24/05/2022
3	28 Sainsbury Av GREENSBOROUGH 3088	\$911,500	18/06/2022

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:

12/09/2022 09:55









Rooms: 7 Property Type: House Land Size: 576.465 sqm approx Agent Comments Indicative Selling Price \$900,000 - \$950,000 Median House Price Year ending June 2022: \$1,030,000

# **Comparable Properties**

	39 Narbethong Dr GREENSBOROUGH 3088 (REI) 3 2 2 2 Price: \$950,500 Method: Auction Sale Date: 27/08/2022 Property Type: House (Res) Land Size: 580 sqm approx	Agent Comments
	2 Carinya Rd GREENSBOROUGH 3088 (REI/VG) 3 2 2 1 Price: \$911,725 Method: Private Sale Date: 24/05/2022 Rooms: 9 Property Type: House (Res) Land Size: 567 sqm approx	Agent Comments
ECCENDERM	28 Sainsbury Av GREENSBOROUGH 3088 (REI) → 3 → 2 → 2 Price: \$911,500 Method: Auction Sale Date: 18/06/2022 Property Type: House (Res) Land Size: 550 sqm approx	Agent Comments





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