

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 between

\$900,000

&

\$950,000

Median sale price

Median price

\$1,030,000

Property Type

House

Suburb

Greensborough

Period - From

01/07/2021

to

30/06/2022

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	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)

Agent Comments



Price: \$950,500
Method: Auction Sale
Date: 27/08/2022
Property Type: House (Res)
Land Size: 580 sqm approx



2 Carinya Rd GREENSBOROUGH 3088
 (REI/VG)

Agent Comments



Price: \$911,725
Method: Private Sale
Date: 24/05/2022
Rooms: 9
Property Type: House (Res)
Land Size: 567 sqm approx



28 Sainsbury Av GREENSBOROUGH 3088
 (REI)

Agent Comments



Price: \$911,500
Method: Auction Sale
Date: 18/06/2022
Property Type: House (Res)
Land Size: 550 sqm approx

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