

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

22 DUNCAN AVENUE 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

\$900,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,001,000

Property type

House

Suburb

Greensborough

Period-from

01 May 2021

to

30 Apr 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

183 HENRY STREET GREENSBOROUGH VIC 3088	\$910,000	01-Feb-22
41 PINEHILLS DRIVE GREENSBOROUGH VIC 3088	\$875,000	05-Mar-22
27 GABONIA AVENUE WATSONIA VIC 3087	\$830,000	02-Apr-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: 02 May 2022

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**183 HENRY STREET
GREENSBOROUGH VIC 3088**

3 1 2

Sold Price **\$910,000** Sold Date **01-Feb-22**

Distance -



**41 PINEHILLS DRIVE
GREENSBOROUGH VIC 3088**

3 1 2

Sold Price **\$875,000** Sold Date **05-Mar-22**

Distance -



**27 GABONIA AVENUE WATSONIA
VIC 3087**

3 1 -

Sold Price ^{RS} **\$830,000** Sold Date **02-Apr-22**

Distance -

RS = Recent sale **UN** = Undisclosed Sale

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