

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

1/16 Willis Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$1,020,000 Property Type House Suburb Greensborough

Period - From 01/04/2021 to 31/03/2022 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	64 St Helena Rd GREENSBOROUGH 3088	\$920,000	20/04/2022
2	7 Tamboon Dr GREENSBOROUGH 3088	\$895,000	11/02/2022
3	16 Palpera Tce GREENSBOROUGH 3088	\$880,000	14/05/2022

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:

30/05/2022 10:02



3 2 1

Rooms: 7

Property Type: House

Land Size: 819 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$935,000

Median House Price

Year ending March 2022: \$1,020,000

Comparable Properties



64 St Helena Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 1 3

Price: \$920,000

Method: Private Sale

Date: 20/04/2022

Property Type: House

Land Size: 1134 sqm approx



7 Tamboon Dr GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 2 2

Price: \$895,000

Method: Private Sale

Date: 11/02/2022

Property Type: House

Land Size: 787 sqm approx



16 Palpera Tce GREENSBOROUGH 3088 (REI)

Agent Comments

4 2 2

Price: \$880,000

Method: Auction Sale

Date: 14/05/2022

Property Type: House (Res)

Land Size: 799 sqm approx