Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and	
postcode	

Indicative selling price

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

Range between \$850,000 & \$935,000	Range between	\$850,000	&	\$935,000
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Median sale price

Median price	\$1,020,000	Pro	perty Type H	louse		Suburb	Greensborough
Period - From	01/04/2021	to	31/03/2022	So	ource	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	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 comparableproperties 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









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)

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Price: \$920,000 Method: Private Sale Date: 20/04/2022 Property Type: House Land Size: 1134 sqm approx **Agent Comments**



7 Tamboon Dr GREENSBOROUGH 3088

(REI/VG)

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Price: \$895,000 Method: Private Sale Date: 11/02/2022 Property Type: House Land Size: 787 sqm approx **Agent Comments**



16 Palpera Tce GREENSBOROUGH 3088 (REI) Agent Comments

بط



Price: \$880,000 Method: Auction Sale Date: 14/05/2022

Property Type: House (Res)
Land Size: 799 sqm approx

Account - 11 North Property Group | P: 1300 353 836





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