Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$900,000	&	\$990,000

Median sale price

Median price \$995,000	Pro	pperty Type Ho	use	S	Suburb	Greensborough
Period - From 01/10/2024	to	31/12/2024	Sou	ırce	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	5 Beaconsfield Rd BRIAR HILL 3088	\$885,000	24/11/2024
2	8 Hebden St GREENSBOROUGH 3088	\$1,050,000	24/09/2024
3	53 Albion Cr GREENSBOROUGH 3088	\$1,080,000	24/06/2024

OR

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. В*

This Statement of Information was prepared on:	23/01/2025 15:43







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Property Type: House Land Size: 2283 sqm approx

Agent Comments

Indicative Selling Price \$900,000 - \$990,000 Median House Price December quarter 2024: \$995,000

Comparable Properties



5 Beaconsfield Rd BRIAR HILL 3088 (REI)

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Price: \$885,000

Method: Sold After Auction

Date: 24/11/2024

Property Type: House (Res) Land Size: 1009 sqm approx **Agent Comments**



8 Hebden St GREENSBOROUGH 3088 (REI)

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Agent Comments

Price: \$1,050,000 **Method:** Private Sale **Date:** 24/09/2024

Property Type: House (Res) **Land Size:** 1404 sqm approx

53 Albion Cr GREENSBOROUGH 3088 (REI/VG)

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Method: Private Sale

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Price: \$1,080,000

Date: 24/06/2024 **Property Type:** House (Res) **Land Size:** 1376 sgm approx Agent Comments

Account - Barry Plant | P: (03) 9431 1243





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