

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 36-38 Albion Crescent, Greensborough Vic 3088

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 Property Type House Suburb Greensborough

Period - From 01/10/2024 to 31/12/2024 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	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

B* properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

23/01/2025 15:43



 4  1  2

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)

Agent Comments

 4  2  -

Price: \$885,000
Method: Sold After Auction
Date: 24/11/2024
Property Type: House (Res)
Land Size: 1009 sqm approx



8 Hebden St GREENSBOROUGH 3088 (REI)

Agent Comments

 4  3  3

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)

Agent Comments

 5  2  2

Price: \$1,080,000
Method: Private Sale
Date: 24/06/2024
Property Type: House (Res)
Land Size: 1376 sqm approx

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