

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

27 Plenty Lane, Greensborough Vic 3088

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,016,000

Property Type House

Suburb Greensborough

Period - From 01/10/2022

to 31/12/2022

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.

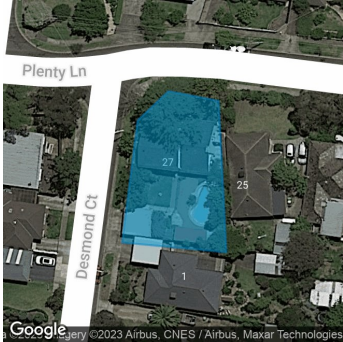
	Address of comparable property	Price	Date of sale
1	4 Gibcoe St GREENSBOROUGH 3088	\$1,068,250	07/02/2023
2	205 Nell St GREENSBOROUGH 3088	\$960,000	10/02/2023
3	6 Brae Ct MONTMORENCY 3094	\$930,000	27/01/2023

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:

28/02/2023 14:04



 3  1  2

Property Type: House
Land Size: 714 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
December quarter 2022: \$1,016,000

Comparable Properties



4 Gibcoe St GREENSBOROUGH 3088 (REI)

Agent Comments

 4  2  2

Price: \$1,068,250
Method: Sold Before Auction
Date: 07/02/2023
Property Type: House (Res)
Land Size: 934 sqm approx



205 Nell St GREENSBOROUGH 3088 (REI)

Agent Comments

 3  2  2

Price: \$960,000
Method: Private Sale
Date: 10/02/2023
Rooms: 6
Property Type: House (Res)
Land Size: 604 sqm approx



6 Brae Ct MONTMORENCY 3094 (REI)

Agent Comments

 4  3  3

Price: \$930,000
Method: Private Sale
Date: 27/01/2023
Rooms: 10
Property Type: House (Res)
Land Size: 930 sqm approx