

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

6/39 DIAMOND BOULEVARD GREENSBOROUGH VIC 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$724,500

Property type

Unit

Suburb

Greensborough

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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 6 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

2/28 DIAMOND BOULEVARD GREENSBOROUGH VIC 3088	\$385,000	02-Dec-21
6/29 DIAMOND BOULEVARD GREENSBOROUGH VIC 3088	\$410,000	17-Feb-22
4/28 DIAMOND BOULEVARD GREENSBOROUGH VIC 3088	\$380,000	15-Mar-21

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 6 months.

This Statement of Information was prepared on: 02 May 2022



2/28 DIAMOND BOULEVARD GREENSBOROUGH VIC 3088

 2  1  1

Sold Price **\$385,000** Sold Date **02-Dec-21**

Distance **0.07km**



6/29 DIAMOND BOULEVARD GREENSBOROUGH VIC 3088

 2  1  1

Sold Price **\$410,000** Sold Date **17-Feb-22**

Distance **0.05km**



4/28 DIAMOND BOULEVARD GREENSBOROUGH VIC 3088

 2  1  1

Sold Price **\$380,000** Sold Date **15-Mar-21**

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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