

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

269 Beales Road 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

\$890,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Greensborough

Period-from

01 Aug 2020

to

31 Jul 2021

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

27 Larool Avenue St Helena VIC 3088	\$966,000	26-Jun-21
47 Dunbarton Drive Eltham North VIC 3095	\$970,000	27-Feb-21
31 Carbora Dale Greensborough VIC 3088	\$940,000	08-Feb-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: 03 August 2021



27 Larool Avenue St Helena VIC 3088

Sold Price

^{RS}

\$966,000

Sold Date

26-Jun-21

 3

 2

 2

Distance

0.63km



47 Dunbarton Drive Eltham North VIC 3095

Sold Price

\$970,000

Sold Date

27-Feb-21

 3

 2

 2

Distance

1.18km



31 Carbora Dale Greensborough VIC 3088

Sold Price

\$940,000

Sold Date

08-Feb-21

 3

 2

 2

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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