

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

68 BOOYAN CRESCENT 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Land

Suburb

Greensborough

Period-from

01 Jan 2022

to

31 Dec 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

23 SCOTLAND AVENUE GREENSBOROUGH VIC 3088	\$880,000	26-Nov-22
9 GREENMEYER COURT GREENSBOROUGH VIC 3088	\$830,500	15-Dec-22
9 PARAWREENA COURT GREENSBOROUGH VIC 3088	\$900,000	21-Oct-22

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: 23 January 2023



**23 SCOTLAND AVENUE
GREENSBOROUGH VIC 3088**

3 1 2

Sold Price

^{RS} **\$880,000**

Sold Date

26-Nov-22

Distance

1.1km



**9 GREENMEYER COURT
GREENSBOROUGH VIC 3088**

3 1 1

Sold Price

^{RS} **\$830,500**

Sold Date

15-Dec-22

Distance

1.56km



**9 PARAWEENA COURT
GREENSBOROUGH VIC 3088**

3 1 2

Sold Price

\$900,000

Sold Date

21-Oct-22

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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