

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

9 Batman Walk, Greensborough Vic 3088

Indicative selling price

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

Range between

\$1,580,000

&

\$1,680,000

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	26 Turner St BRIAR HILL 3088	\$1,700,000	19/01/2023
2	2/5 Crest St GREENSBOROUGH 3088	\$1,595,000	22/10/2022
3			

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:

23/02/2023 15:55



3 2 2

Property Type: House
Land Size: 737 sqm approx
Agent Comments

Indicative Selling Price
\$1,580,000 - \$1,680,000
Median House Price
December quarter 2022: \$1,016,000

Comparable Properties



26 Turner St BRIAR HILL 3088 (REI)

Agent Comments

4 2 2

Price: \$1,700,000
Method: Private Sale
Date: 19/01/2023
Property Type: House
Land Size: 916 sqm approx



2/5 Crest St GREENSBOROUGH 3088 (REI)

Agent Comments

4 3 2

Price: \$1,595,000
Method: Auction Sale
Date: 22/10/2022
Property Type: House (Res)
Land Size: 584 sqm approx

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.