

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

4/28 Diamond Boulevard, Greensborough VIC 3088

Indicative selling price

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

Range between

\$380,000

&

\$400,000

Median sale price

Median price

\$705,000

Property Type

Unit

Suburb

Greensborough

Period - From

20/07/2024

to

19/01/2025

Source

price_finder

Comparable property sales (*Delete A or B below as applicable)

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.

| Address of comparable property | Price | Date of sale |
|--------------------------------------|-----------|--------------|
| 7/26 Diamond Boulevard Greensborough | \$420,000 | 16/11/2024 |
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| | | |

This Statement of Information was prepared on:

21/01/2025