

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

3/28 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

\$355,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Greensborough

Period-from

01 Jan 2021

to

31 Dec 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

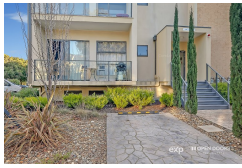
Date of sale

1/27 Diamond Boulevard Greensborough VIC 3088	\$378,500	23-Sep-21
7/39 Diamond Boulevard Greensborough VIC 3088	\$341,500	26-Oct-21
6/30 Diamond Boulevard Greensborough VIC 3088	\$370,000	06-Oct-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: 19 January 2022



**1/27 Diamond Boulevard
Greensborough VIC 3088**

2 1 1

Sold Price

\$378,500

Sold Date

23-Sep-21

Distance

0.03km



**7/39 Diamond Boulevard
Greensborough VIC 3088**

2 1 1

Sold Price

\$341,500

Sold Date

26-Oct-21

Distance

0.07km



**6/30 Diamond Boulevard
Greensborough VIC 3088**

2 1 1

Sold Price

\$370,000

Sold Date

06-Oct-21

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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