

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

1 Baranbali Grove, Greensborough Vic 3088

Indicative selling price

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

Range between

\$740,000

&

\$790,000

Median sale price

Median price

\$846,250

Property Type

House

Suburb

Greensborough

Period - From

08/02/2020

to

07/02/2021

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	213 Mountain View Rd GREENSBOROUGH 3088	\$756,500	19/11/2020
2	9 Carbora Dale GREENSBOROUGH 3088	\$755,000	21/11/2020
3	31 Beaconsfield Rd BRIAR HILL 3088	\$752,500	27/10/2020

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:

08/02/2021 09:48



Property Type: House (Res)

Land Size: 784 sqm approx

Agent Comments

Comparable Properties



213 Mountain View Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$756,500

Method: Private Sale

Date: 19/11/2020

Property Type: House

Land Size: 741 sqm approx



9 Carbor Dale GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$755,000

Method: Auction Sale

Date: 21/11/2020

Rooms: 6

Property Type: House (Res)

Land Size: 590 sqm approx



31 Beaconsfield Rd BRIAR HILL 3088 (REI/VG) Agent Comments



Price: \$752,500

Method: Private Sale

Date: 27/10/2020

Property Type: House

Land Size: 385 sqm approx