

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

6 Duncan Avenue, Greensborough Vic 3088

Indicative selling price

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

Range between \$925,000 & \$975,000

Median sale price

Median price \$1,020,000 Property Type House Suburb Greensborough

Period - From 01/04/2022 to 30/06/2022 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	16 Cascades Vw YALLAMBIE 3085	\$970,000	16/07/2022
2	39 Narbethong Dr GREENSBOROUGH 3088	\$950,500	27/08/2022
3	180 Hickling Av GREENSBOROUGH 3088	\$925,000	23/07/2022

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:

29/08/2022 16:16

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 3  2  2

Property Type: House
Land Size: 588 sqm approx
Agent Comments

Indicative Selling Price
\$925,000 - \$975,000
Median House Price
June quarter 2022: \$1,020,000

Comparable Properties



16 Cascades Vw YALLAMBIE 3085 (REI)

Agent Comments

 3  2  2

Price: \$970,000
Method: Private Sale
Date: 16/07/2022
Property Type: House



39 Narbethong Dr GREENSBOROUGH 3088 (REI)

Agent Comments

 3  2  2

Price: \$950,500
Method: Auction Sale
Date: 27/08/2022
Property Type: House
Land Size: 580 sqm approx



180 Hickling Av GREENSBOROUGH 3088 (REI)

Agent Comments

 3  1  2

Price: \$925,000
Method: Auction Sale
Date: 23/07/2022
Property Type: House (Res)
Land Size: 601 sqm approx

Account - Barry Plant | P: (03) 9431 1243