

## 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

31 ALEXANDRA STREET GREENSBOROUGH VIC 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,011,000

Property type

House

Suburb

Greensborough

Period-from

01 May 2021

to

30 Apr 2022

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

|                                             |             |           |
|---------------------------------------------|-------------|-----------|
| 36 PATERSON CRESCENT GREENSBOROUGH VIC 3088 | \$1,000,000 | 04-Feb-22 |
| 22 BANNERMAN AVENUE GREENSBOROUGH VIC 3088  | \$1,100,000 | 30-Nov-21 |
| 37 BANNERMAN AVENUE GREENSBOROUGH VIC 3088  | \$1,060,000 | 22-Dec-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: 20 May 2022



**36 PATERSON CRESCENT  
GREENSBOROUGH VIC 3088**

 4  2  2

Sold Price **\$1,000,000** Sold Date **04-Feb-22**

Distance **0.18km**



**22 BANNERMAN AVENUE  
GREENSBOROUGH VIC 3088**

 3  1  2

Sold Price **\$1,100,000** Sold Date **30-Nov-21**

Distance **0.44km**



**37 BANNERMAN AVENUE  
GREENSBOROUGH VIC 3088**

 3  2  3

Sold Price **\$1,060,000** Sold Date **22-Dec-21**

Distance **0.57km**

**RS** = Recent sale **UN** = Undisclosed Sale

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