

# 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

161 Henry Street, Greensborough Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,001,000 Property Type House Suburb Greensborough

Period - From 01/07/2024 to 30/09/2024 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 | 20 Warralong Av GREENSBOROUGH 3088 | \$800,000 | 04/10/2024   |
| 2 | 2 Amiet St GREENSBOROUGH 3088      | \$940,000 | 02/10/2024   |
| 3 | 50 Avandina Cr GREENSBOROUGH 3088  | \$933,000 | 28/08/2024   |

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:

12/11/2024 11:19



 3    1    2

**Property Type:** House (Res)  
**Land Size:** 598 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median House Price**  
September quarter 2024: \$1,001,000

## Comparable Properties



**20 Warralong Av GREENSBOROUGH 3088 (REI)**

**Agent Comments**

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**Price:** \$800,000  
**Method:** Sold Before Auction  
**Date:** 04/10/2024  
**Property Type:** House (Res)  
**Land Size:** 588 sqm approx



**2 Amiet St GREENSBOROUGH 3088 (REI)**

**Agent Comments**

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**Price:** \$940,000  
**Method:** Private Sale  
**Date:** 02/10/2024  
**Property Type:** House (Res)  
**Land Size:** 504 sqm approx



**50 Avandina Cr GREENSBOROUGH 3088 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$933,000  
**Method:** Private Sale  
**Date:** 28/08/2024  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 620 sqm approx

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