

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

5 Delpura Glen 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$927,500

Property type

House

Suburb

Greensborough

Period-from

01 Nov 2020

to

31 Oct 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

4 Delpura Glen Greensborough VIC 3088	\$855,000	24-Jul-21
26 Paterson Crescent Greensborough VIC 3088	\$856,000	05-Jul-21
11 Nokuna Court Greensborough VIC 3088	\$820,000	24-Aug-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: 17 November 2021



4 Delpura Glen Greensborough VIC 3088

Sold Price

\$855,000

Sold Date

24-Jul-21

 3

 2

 2

Distance

0.02km



26 Paterson Crescent Greensborough VIC 3088

Sold Price

\$856,000

Sold Date

05-Jul-21

 3

 1

 2

Distance

1.69km



11 Nokuna Court Greensborough VIC 3088

Sold Price

^{RS} **\$820,000**

Sold Date

24-Aug-21

 3

 1

 1

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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