

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

4/28 Diamond Boulevard 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$643,500

Property type

Unit

Suburb

Greensborough

Period-from

01 Feb 2020

to

31 Jan 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

8/29 Diamond Boulevard Greensborough VIC 3088	\$340,000	05-Jun-20
1/26 Diamond Boulevard Greensborough VIC 3088	\$382,000	17-Feb-20
6/26 Diamond Boulevard Greensborough VIC 3088	\$380,000	30-Jan-20

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: 02 February 2021



**8/29 Diamond Boulevard
Greensborough VIC 3088**

 2  1  1

Sold Price **\$340,000** Sold Date **05-Jun-20**

Distance **0.02km**



**1/26 Diamond Boulevard
Greensborough VIC 3088**

 2  1  1

Sold Price **\$382,000** Sold Date **17-Feb-20**

Distance **0.04km**



**6/26 Diamond Boulevard
Greensborough VIC 3088**

 2  1  1

Sold Price **\$380,000** Sold Date **30-Jan-20**

Distance **0.04km**

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

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