

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 Beela Close, Greensborough Vic 3088

Indicative selling price

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

Range between \$890,000 & \$970,000

Median sale price

Median price \$860,000 Property Type House Suburb Greensborough

Period - From 06/04/2020 to 05/04/2021 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	24 Ballandry Cr GREENSBOROUGH 3088	\$955,000	23/12/2020
2	151 Plenty River Dr GREENSBOROUGH 3088	\$920,000	07/12/2020
3	4 Batman Wlk GREENSBOROUGH 3088	\$890,000	11/12/2020

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:

06/04/2021 10:53



Property Type:
Agent Comments

Indicative Selling Price

\$890,000 - \$970,000

Median House Price

06/04/2020 - 05/04/2021: \$860,000

Comparable Properties



24 Bollandry Cr GREENSBOROUGH 3088
(REI/VG)

Agent Comments



Price: \$955,000

Method: Private Sale

Date: 23/12/2020

Rooms: 8

Property Type: House (Res)

Land Size: 723 sqm approx



151 Plenty River Dr GREENSBOROUGH 3088
(REI/VG)

Agent Comments



Price: \$920,000

Method: Private Sale

Date: 07/12/2020

Property Type: House

Land Size: 665 sqm approx



4 Batman Wlk GREENSBOROUGH 3088
(REI/VG)

Agent Comments



Price: \$890,000

Method: Private Sale

Date: 11/12/2020

Property Type: House

Land Size: 710 sqm approx