

# 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](http://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 Wik 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 Balandry 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 Wik GREENSBOROUGH 3088**  
(REI/VG)

Agent Comments



**Price:** \$890,000  
**Method:** Private Sale  
**Date:** 11/12/2020  
**Property Type:** House  
**Land Size:** 710 sqm approx