

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

3 Ballandry Crescent, Greensborough Vic 3088

Indicative selling price

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

Range between \$890,000 & \$960,000

Median sale price

Median price \$907,000 Property Type House Suburb Greensborough

Period - From 01/01/2021 to 31/03/2021 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	6 Rainham CI GREENSBOROUGH 3088	\$975,000	25/06/2021
2	192 Plenty River Dr GREENSBOROUGH 3088	\$930,000	01/06/2021
3	6 Rendle Av GREENSBOROUGH 3088	\$892,000	12/04/2021

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:

06/07/2021 14:27



Property Type: House (Previously Occupied - Detached)

Land Size: 683 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$890,000 - \$960,000

Median House Price

March quarter 2021: \$907,000

Comparable Properties



6 Rainham CI GREENSBOROUGH 3088 (REI)

[Agent Comments](#)



Price: \$975,000

Method: Private Sale

Date: 25/06/2021

Property Type: House

Land Size: 851 sqm approx



192 Plenty River Dr GREENSBOROUGH 3088 (REI)

[Agent Comments](#)



Price: \$930,000

Method: Private Sale

Date: 01/06/2021

Property Type: House (Res)

Land Size: 679 sqm approx



6 Rendle Av GREENSBOROUGH 3088 (REI/VG)

[Agent Comments](#)



Price: \$892,000

Method: Sold Before Auction

Date: 12/04/2021

Property Type: House (Res)

Land Size: 617 sqm approx