

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 57 Booyan Crescent, Greensborough Vic 3088

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,025,000 Property Type House Suburb Greensborough

Period - From 01/07/2023 to 30/06/2024 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 | 3 Bawden CI WATSONIA NORTH 3087 | \$900,000 | 25/05/2024 |
| 2 | 10 Booyan Cr GREENSBOROUGH 3088 | \$907,000 | 05/04/2024 |
| 3 | 87 Hailes St GREENSBOROUGH 3088 | \$945,000 | 20/03/2024 |

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: 02/08/2024 11:29



3 2 1

Property Type: House (Res)

Land Size: 609 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending June 2024: \$1,025,000

Comparable Properties



3 Bawden CI WATSONIA NORTH 3087 (REI/VG) Agent Comments

3 2 1

Price: \$900,000

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)

Land Size: 533 sqm approx



10 Booyan Cr GREENSBOROUGH 3088 (REI/VG) Agent Comments

3 2 1

Price: \$907,000

Method: Private Sale

Date: 05/04/2024

Rooms: 5

Property Type: House (Res)

Land Size: 569 sqm approx



87 Hailes St GREENSBOROUGH 3088 (REI/VG) Agent Comments

3 2 1

Price: \$945,000

Method: Sold Before Auction

Date: 20/03/2024

Property Type: House (Res)

Land Size: 467 sqm approx

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