

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

18 Ridge Road, Greensborough Vic 3088

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,075,000

Property Type House

Suburb Greensborough

Period - From 01/10/2023

to

31/12/2023

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	21 Plenty La GREENSBOROUGH 3088	\$987,500	28/09/2023
2	20 Tamboon Dr GREENSBOROUGH 3088	\$982,500	18/01/2024
3	89 St Helena Rd GREENSBOROUGH 3088	\$980,000	30/10/2023

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:

23/01/2024 14:45



 3  1  2

Property Type: House
Land Size: 808 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
December quarter 2023: \$1,075,000

Comparable Properties



21 Plenty La GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 3  1  1

Price: \$987,500
Method: Sold Before Auction
Date: 28/09/2023
Property Type: House (Res)
Land Size: 604 sqm approx



20 Tamboon Dr GREENSBOROUGH 3088 (REI) **Agent Comments**

 3  2  2

Price: \$982,500
Method: Private Sale
Date: 18/01/2024
Property Type: House (Res)
Land Size: 790 sqm approx



89 St Helena Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 3  1  2

Price: \$980,000
Method: Private Sale
Date: 30/10/2023
Property Type: House
Land Size: 479 sqm approx