

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

7/29 Diamond Boulevard Greensborough VIC 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$345,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Greensborough

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

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 6 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

7/28 Diamond Boulevard Greensborough VIC 3088	\$320,000	10-Sep-19
2/26 Diamond Boulevard Greensborough VIC 3088	\$341,000	23-Mar-19
5/26 Diamond Boulevard Greensborough VIC 3088	\$338,000	08-May-19

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 6 months.~~

This Statement of Information was prepared on: 27 December 2019



**7/28 Diamond Boulevard
Greensborough VIC 3088**

2 1 1

Sold Price **\$320,000** Sold Date **10-Sep-19**

Distance **0.02km**



**2/26 Diamond Boulevard
Greensborough VIC 3088**

2 1 1

Sold Price **\$341,000** Sold Date **23-Mar-19**

Distance **0.06km**



**5/26 Diamond Boulevard
Greensborough VIC 3088**

2 1 1

Sold Price **\$338,000** Sold Date **08-May-19**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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