

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

102 Plenty River Drive, Greensborough Vic 3088

Indicative selling price

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

Range between \$840,000 & \$890,000

Median sale price

Median price \$730,000 Property Type Unit Suburb Greensborough

Period - From 01/04/2021 to 31/03/2022 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 | 35 Pinehills Dr GREENSBOROUGH 3088 | \$895,000 | 06/06/2022 |
| 2 | 41 Pinehills Dr GREENSBOROUGH 3088 | \$875,000 | 05/03/2022 |
| 3 | 1/39 Greenhill Rd GREENSBOROUGH 3088 | \$850,000 | 11/07/2022 |

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:

13/07/2022 15:51



3 2 1

Property Type: House
Land Size: 670 sqm approx
Agent Comments

Indicative Selling Price
\$840,000 - \$890,000
Median Unit Price
Year ending March 2022: \$730,000

Comparable Properties



35 Pinehills Dr GREENSBOROUGH 3088 (REI) **Agent Comments**

3 1 1

Price: \$895,000
Method: Private Sale
Date: 06/06/2022
Rooms: 6
Property Type: House (Res)
Land Size: 542 sqm approx



41 Pinehills Dr GREENSBOROUGH 3088 (REI/VG) **Agent Comments**

3 1 2

Price: \$875,000
Method: Auction Sale
Date: 05/03/2022
Property Type: House (Res)
Land Size: 533 sqm approx



1/39 Greenhill Rd GREENSBOROUGH 3088 (REI) **Agent Comments**

3 2 2

Price: \$850,000
Method: Private Sale
Date: 11/07/2022
Property Type: House
Land Size: 554 sqm approx