

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

12 Tamboon Drive, Greensborough Vic 3088

Indicative selling price

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

Range between \$1,070,000

&

\$1,170,000

Median sale price

Median price \$1,052,000

Property Type House

Suburb Greensborough

Period - From 01/10/2021

to 31/12/2021

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	7 Boulton Ct GREENSBOROUGH 3088	\$1,165,000	03/03/2022
2	15 Ballandry Cr GREENSBOROUGH 3088	\$1,110,000	09/04/2022
3	212 St Helena Rd GREENSBOROUGH 3088	\$1,105,000	08/11/2021

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:

13/04/2022 11:24



 4  2  2

Property Type: House (Res)

Land Size: 791 sqm approx

Agent Comments

Indicative Selling Price

\$1,070,000 - \$1,170,000

Median House Price

December quarter 2021: \$1,052,000

Comparable Properties



7 Boulton Ct GREENSBOROUGH 3088 (REI)

Agent Comments

 4  2  2

Price: \$1,165,000

Method: Sold Before Auction

Date: 03/03/2022

Rooms: 8

Property Type: House (Res)

Land Size: 730 sqm approx



15 Ballandry Cr GREENSBOROUGH 3088 (REI)

Agent Comments

 4  2  2

Price: \$1,110,000

Method: Auction Sale

Date: 09/04/2022

Property Type: House (Res)

Land Size: 760 sqm approx



212 St Helena Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,105,000

Method: Private Sale

Date: 08/11/2021

Property Type: House

Land Size: 782 sqm approx