

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

4 NAROO CLOSE 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

or range
between

\$960,000

&

\$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Greensborough

Period-from

01 Aug 2022

to

31 Jul 2023

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

3 BIRRAKAY COURT GREENSBOROUGH VIC 3088	\$1,000,000	27-May-23
259 PLENTY RIVER DRIVE GREENSBOROUGH VIC 3088	\$1,025,000	17-Apr-23
3 BAMBARA COURT GREENSBOROUGH VIC 3088	\$960,000	24-Mar-23

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: 03 August 2023

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**3 BIRRAKAY COURT
GREENSBOROUGH VIC 3088**

4 3 2

Sold Price **\$1,000,000** Sold Date **27-May-23**

Distance **0.49km**



**259 PLENTY RIVER DRIVE
GREENSBOROUGH VIC 3088**

4 2 2

Sold Price **\$1,025,000** Sold Date **17-Apr-23**

Distance **1.44km**



**3 BAMBARA COURT
GREENSBOROUGH VIC 3088**

4 2 2

Sold Price **\$960,000** Sold Date **24-Mar-23**

Distance **1.31km**

RS = Recent sale UN = Undisclosed Sale

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