

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

2/74 Henry Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$1,020,000 Property Type House Suburb Greensborough

Period - From 23/12/2023 to 22/12/2024 Source Property Data

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	161 Henry St GREENSBOROUGH 3088	\$950,000	05/12/2024
2	1/177 Henry St GREENSBOROUGH 3088	\$1,005,000	21/11/2024
3	22 Cam St GREENSBOROUGH 3088	\$1,101,000	26/10/2024

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:

23/12/2024 11:14



 3
  2
  2

Property Type: House

Agent Comments

Indicative Selling Price

\$980,000 - \$1,050,000

Median House Price

23/12/2023 - 22/12/2024: \$1,020,000

Comparable Properties



161 Henry St GREENSBOROUGH 3088 (REI)

Agent Comments

 3
  1
  2

Price: \$950,000

Method: Private Sale

Date: 05/12/2024

Property Type: House (Res)

Land Size: 598 sqm approx



1/177 Henry St GREENSBOROUGH 3088 (REI)

Agent Comments

 3
  2
  6

Price: \$1,005,000

Method: Sold Before Auction

Date: 21/11/2024

Property Type: House (Res)

Land Size: 315 sqm approx



22 Cam St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 4
  1
  4

Price: \$1,101,000

Method: Auction Sale

Date: 26/10/2024

Property Type: House

Land Size: 631 sqm approx

Account - Barry Plant | P: (03) 9431 1243