

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

2a Simmons Court, Greensborough Vic 3088

Indicative selling price

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

Range between

\$650,000

&

\$715,000

Median sale price

Median price

\$942,500

Property Type

House

Suburb

Greensborough

Period - From

01/01/2023

to

31/03/2023

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	1/6 Vermont Pde GREENSBOROUGH 3088	\$720,000	22/12/2022
2	20 Wembley CI BRIAR HILL 3088	\$705,000	20/04/2023
3	2/96 Hume St GREENSBOROUGH 3088	\$680,000	25/01/2023

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:

24/05/2023 09:27



Property Type: House

Land Size: 275 sqm approx

Agent Comments

Comparable Properties



1/6 Vermont Pde GREENSBOROUGH 3088 (REI/VG)



Price: \$720,000

Method: Private Sale

Date: 22/12/2022

Property Type: House (Res)

Agent Comments

Similar property having street frontage but Vermont did have more renovations/updating internally



20 Wembley Ct BRIAR HILL 3088 (REI)



Price: \$705,000

Method: Private Sale

Date: 20/04/2023

Property Type: House

Land Size: 322 sqm approx

Agent Comments



2/96 Hume St GREENSBOROUGH 3088 (REI/VG)



Price: \$680,000

Method: Private Sale

Date: 25/01/2023

Property Type: Townhouse (Single)

Land Size: 371 sqm approx

Agent Comments

Newer build with double garage but did have a shared driveway (common property) which Simmons doesn't