Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	2a Simmons Court, Greensborough Vic 3088
Including suburb and	
postcode	

Indicative selling price

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

Range between \$650,000	&	\$715,000
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Median sale price

Median price	\$942,500	Pro	perty 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

	aress of comparable property	1 1100	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



Date of sale



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Indicative Selling Price \$650,000 - \$715,000 **Median House Price** March quarter 2023: \$942,500





Property Type: House Land Size: 275 sqm approx **Agent Comments**

Comparable Properties



1/6 Vermont Pde GREENSBOROUGH 3088

(REI/VG) **--** 3

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 CI BRIAR HILL 3088 (REI)

-3

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) **--** 3

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

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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