

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 Amiet Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$1,087,996 Property Type House Suburb Greensborough

Period - From 01/04/2024 to 30/06/2024 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	22 Sainsbury Av GREENSBOROUGH 3088	\$940,000	07/08/2024
2	259 Elder St GREENSBOROUGH 3088	\$953,000	06/08/2024
3	211 Nell St GREENSBOROUGH 3088	\$907,000	16/05/2024

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:

06/09/2024 10:47



3 1 2

Property Type: House
Agent Comments

Indicative Selling Price
\$880,000 - \$960,000
Median House Price
June quarter 2024: \$1,087,996

Comparable Properties



22 Sainsbury Av GREENSBOROUGH 3088 (REI) Agent Comments

3 1 1

Price: \$940,000
Method: Sold Before Auction
Date: 07/08/2024
Rooms: 5
Property Type: House (Res)
Land Size: 557 sqm approx



259 Elder St GREENSBOROUGH 3088 (REI) Agent Comments

3 1 2

Price: \$953,000
Method: Private Sale
Date: 06/08/2024
Property Type: House
Land Size: 689 sqm approx



211 Nell St GREENSBOROUGH 3088 (REI) Agent Comments

3 1 2

Price: \$907,000
Method: Private Sale
Date: 16/05/2024
Property Type: House
Land Size: 548 sqm approx