

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

7/27 DIAMOND BOULEVARD 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

\$399,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Greensborough

Period-from

01 Jul 2021

to

30 Jun 2022

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

6/29 DIAMOND BOULEVARD GREENSBOROUGH VIC 3088	\$410,000	17-Feb-22
3/28 DIAMOND BOULEVARD GREENSBOROUGH VIC 3088	\$375,000	22-Feb-22
6/39 DIAMOND BOULEVARD GREENSBOROUGH VIC 3088	\$385,000	11-May-22

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: 19 July 2022



**6/29 DIAMOND BOULEVARD
GREENSBOROUGH VIC 3088**

 2  1  1

Sold Price **\$410,000** Sold Date **17-Feb-22**

Distance **0.05km**



**3/28 DIAMOND BOULEVARD
GREENSBOROUGH VIC 3088**

 2  1  1

Sold Price **\$375,000** Sold Date **22-Feb-22**

Distance **0.03km**



**6/39 DIAMOND BOULEVARD
GREENSBOROUGH VIC 3088**

 2  1  1

Sold Price **\$385,000** Sold Date **11-May-22**

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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