

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

6/29 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

or range
between

\$365,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Greensborough

Period-from

01 Jan 2021

to

31 Dec 2021

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

6/30 Diamond Boulevard Greensborough VIC 3088	\$370,000	06-Oct-21
2/26 Diamond Boulevard Greensborough VIC 3088	\$415,000	02-Dec-21
1/27 Diamond Boulevard Greensborough VIC 3088	\$378,500	23-Sep-21

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: 17 January 2022



**6/30 Diamond Boulevard
Greensborough VIC 3088**

 2  1  1

Sold Price **\$370,000** Sold Date **06-Oct-21**

Distance **0.07km**

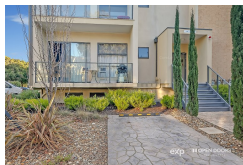


**2/26 Diamond Boulevard
Greensborough VIC 3088**

 2  1  1

Sold Price **\$415,000** Sold Date **02-Dec-21**

Distance **0.06km**



**1/27 Diamond Boulevard
Greensborough VIC 3088**

 2  1  1

Sold Price **\$378,500** Sold Date **23-Sep-21**

Distance **0.05km**

RS = Recent sale **UN** = Undisclosed Sale

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