

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

176 Plenty River Drive, Greensborough VIC 3088

Indicative selling price

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

Range between

\$980,000

&

\$1,070,000

Median sale price

Median price

\$1,025,000

Property Type

House

Suburb

Greensborough

Period - From

11/08/2024

to

10/02/2025

Source

price_finder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
36 CRANA GROVE, GREENSBOROUGH	\$1,010,000	22/11/2024
76 PINEHILLS DRIVE, GREENSBOROUGH	\$980,000	31/10/2024
34 BRENTWICK DRIVE, GREENSBOROUGH	\$1,080,000	21/11/2024

This Statement of Information was prepared on:

11/02/2025