

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 39 Bannerman Avenue, Greensborough Vic 3088

Indicative selling price

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

Single price \$950,000

Median sale price

Median price \$995,000 Property Type House Suburb Greensborough

Period - From 01/10/2024 to 31/12/2024 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 | 8 Wolangi Ct GREENSBOROUGH 3088 | \$865,000 | 30/11/2024 |
| 2 | 120 Sherbourne Rd MONTMORENCY 3094 | \$870,000 | 06/11/2024 |
| 3 | 4 Sibella Ct GREENSBOROUGH 3088 | \$1,040,000 | 02/10/2024 |

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: 13/03/2025 13:24



 4  2  4

Property Type: House
Land Size: 853 sqm approx
Agent Comments

Indicative Selling Price
\$950,000
Median House Price
December quarter 2024: \$995,000

Comparable Properties



8 Wolangi Ct GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 3  2  2

Price: \$865,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 746 sqm approx



120 Sherbourne Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 5  2  2

Price: \$870,000
Method: Private Sale
Date: 06/11/2024
Property Type: House
Land Size: 900 sqm approx



4 Sibella Ct GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,040,000
Method: Sold Before Auction
Date: 02/10/2024
Property Type: House (Res)
Land Size: 738 sqm approx

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