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

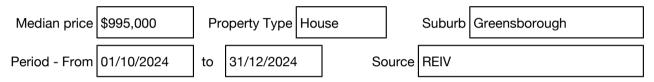
39 Bannerman Avenue, Greensborough Vic 3088

Indicative selling price

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Single price \$950,000

Median sale price



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









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) 3 2 2 2 Price: \$865,000 Method: Auction Sale Date: 30/11/2024 Property Type: House (Res) Land Size: 746 sqm approx	Agent Comments
	120 Sherbourne Rd MONTMORENCY 3094 (REI/VG) Image: 5 Image: 2 Image: 2 Price: \$870,000 Method: Private Sale Date: 06/11/2024 Property Type: House Land Size: 900 sqm approx	Agent Comments
-IIII	4 Sibella Ct GREENSBOROUGH 3088 (REI/VG) ← 4 ← 2 ← 2 Price: \$1,040,000 Method: Sold Before Auction Date: 02/10/2024 Property Type: House (Res) Land Size: 738 sqm approx	Agent Comments

Account - Barry Plant | P: (03) 9431 1243



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