

# 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

1 Carnon Street, Greensborough Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,025,000

Property Type

House

Suburb

Greensborough

Period - From

01/01/2024

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	2/28 Greenwood St BRIAR HILL 3088	\$1,490,000	16/11/2024
2	3/28 Greenwood St BRIAR HILL 3088	\$1,485,000	02/11/2024
3	10 Curry Av GREENSBOROUGH 3088	\$1,555,000	26/10/2024

**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:

25/03/2025 14:50



5 3 2

Property Type: House  
Agent Comments

Indicative Selling Price  
\$1,400,000 - \$1,500,000  
Median House Price  
Year ending December 2024: \$1,025,000

## Comparable Properties



2/28 Greenwood St BRIAR HILL 3088 (REI/VG)

4 3 2

Price: \$1,490,000  
Method: Private Sale  
Date: 16/11/2024  
Property Type: House

Agent Comments  
Similar home but missing the additional bedroom and a Townhouse on a shared block



3/28 Greenwood St BRIAR HILL 3088 (REI/VG)

4 3 2

Price: \$1,485,000  
Method: Private Sale  
Date: 02/11/2024  
Property Type: House

Agent Comments  
Similar home but missing the additional bedroom and a Townhouse on a shared block



10 Curry Av GREENSBOROUGH 3088 (REI/VG)

4 3 2

Price: \$1,555,000  
Method: Auction Sale  
Date: 26/10/2024  
Property Type: House (Res)  
Land Size: 521 sqm approx

Agent Comments  
Similar home but missing the additional bedroom