## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address Including suburb and	24 Lyell Parade, Greensborough VIC 3088
postcode	

#### Indicative selling price

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

Range between	\$870,000	&	\$920,000

#### Median sale price

Median price	\$1,006,000	Pro	operty Type Ho	use		Suburb	Greensborough
Period - From	05/05/2025	to	03/11/2025	Sou	urce	price_fir	nder

#### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
7 Delta Road Greensborough VIC	\$894,000	09/08/2025
4 Elsie Street Greensborough	\$870,000	25/09/2025
101 Nell Street Greensborough	\$897,000	06/09/2025

This Statement of Information was prepared on:	05/11/2025

