

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

6 NAROO CLOSE GREENSBOROUGH VIC 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$820,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,010,000

Property type

House

Suburb

Greensborough

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

75 COROWA CRESCENT GREENSBOROUGH VIC 3088	\$875,000	26-Apr-25
145 NELL STREET GREENSBOROUGH VIC 3088	\$872,888	21-Mar-25
1/66 DIAMOND CREEK ROAD GREENSBOROUGH VIC 3088	\$870,000	23-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 10 June 2025

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**75 COROWA CRESCENT
GREENSBOROUGH VIC 3088**

 3  1  2

Sold Price

^{RS}

\$875,000

Sold Date

26-Apr-25

Distance

1.06km



**145 NELL STREET
GREENSBOROUGH VIC 3088**

 3  1  2

Sold Price

\$872,888

Sold Date

21-Mar-25

Distance

1.94km



**1/66 DIAMOND CREEK ROAD
GREENSBOROUGH VIC 3088**

 3  1  2

Sold Price

\$870,000

Sold Date

23-Feb-25

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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