

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

1/54 Delta Road, Greensborough Vic 3088

Indicative selling price

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

Range between

\$660,000

&

\$720,000

Median sale price

Median price

\$960,000

Property Type

House

Suburb

Greensborough

Period - From

01/01/2023

to

31/12/2023

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	1/34 Longmuir Rd WATSONIA 3087	\$760,000	24/02/2024
2	2/71 Plenty La GREENSBOROUGH 3088	\$715,000	02/03/2024
3	4/37 Williams Rd BRIAR HILL 3088	\$660,000	01/03/2024

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:

08/04/2024 14:01



Rooms: 5

Property Type: House (Res)

Land Size: 437 sqm approx

Agent Comments

Comparable Properties



1/34 Longmuir Rd WATSONIA 3087 (REI)



Price: \$760,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Agent Comments

Has highly renovated bathroom and double car. Less busy road/locale with more conventional floorplan. Has some similarities.



2/71 Plenty La GREENSBOROUGH 3088 (REI)



Price: \$715,000

Method: Private Sale

Date: 02/03/2024

Property Type: Unit

Land Size: 142 sqm approx

Agent Comments

Newer build than subject property and quieter locale.



4/37 Williams Rd BRIAR HILL 3088 (REI)



Price: \$660,000

Method: Private Sale

Date: 01/03/2024

Property Type: Unit

Agent Comments

Considered inferior to subject property. Less land.