

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

1/7 Charles Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,075,000 Property Type House Suburb Greensborough

Period - From 01/10/2023 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	24 Cascades Vw YALLAMBIE 3085	\$1,010,000	08/02/2024
2	122a Para Rd MONTMORENCY 3094	\$990,000	17/02/2024
3	2/42 Para Rd MONTMORENCY 3094	\$950,000	23/12/2023

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:

19/03/2024 09:49



3 2 2

Property Type: Townhouse

Land Size: 304 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

December quarter 2023: \$1,075,000

Comparable Properties



24 Cascades Vw YALLAMBIE 3085 (REI)

Agent Comments

3 2 2

Price: \$1,010,000

Method: Private Sale

Date: 08/02/2024

Property Type: House



122a Para Rd MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$990,000

Method: Private Sale

Date: 17/02/2024

Property Type: Townhouse (Res)

Land Size: 259 sqm approx



2/42 Para Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

3 2 2

Price: \$950,000

Method: Private Sale

Date: 23/12/2023

Property Type: House

Land Size: 234 sqm approx