

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

1/96 HUME STREET 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$709,500

Property type

Unit

Suburb

Greensborough

Period-from

01 Mar 2023

to

29 Feb 2024

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

1/80 PARA ROAD MONTMORENCY VIC 3094	\$745,000	23-Oct-23
3/135 SHERBOURNE ROAD MONTMORENCY VIC 3094	\$725,000	09-Oct-23
35 MAYONA ROAD MONTMORENCY VIC 3094	\$750,000	18-Jan-24

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: 13 March 2024



**1/80 PARA ROAD MONTMORENCY
VIC 3094**

3 2 1

Sold Price

\$745,000

Sold Date

23-Oct-23

Distance

1.92km



**3/135 SHERBOURNE ROAD
MONTMORENCY VIC 3094**

3 1 1

Sold Price

\$725,000

Sold Date

09-Oct-23

Distance

2.14km



**35 MAYONA ROAD
MONTMORENCY VIC 3094**

3 1 1

Sold Price

^{RS} **\$750,000**

Sold Date

18-Jan-24

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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