

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 CASSIA 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

\$1,400,000

&

\$1,540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Greensborough

Period-from

01 Aug 2022

to

31 Jul 2023

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

4 RUSSELL DRYSDALE PLACE DIAMOND CREEK VIC 3089	\$1,600,000	24-Feb-23
3 PARDALOTE RISE DIAMOND CREEK VIC 3089	\$1,550,000	10-Mar-23
25 ALBION CRESCENT GREENSBOROUGH VIC 3088	\$1,515,000	22-Jul-23

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: 04 August 2023



**4 RUSSELL DRYSDALE PLACE
DIAMOND CREEK VIC 3089**

 4  4  4

Sold Price **\$1,600,000** Sold Date **24-Feb-23**

Distance **1.17km**



**3 PARDALOTE RISE DIAMOND
CREEK VIC 3089**

 4  3  4

Sold Price **\$1,550,000** Sold Date **10-Mar-23**

Distance **1.62km**



**25 ALBION CRESCENT
GREENSBOROUGH VIC 3088**

 6  3  4

Sold Price ^{RS} **\$1,515,000** Sold Date **22-Jul-23**

Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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