

## 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

10 GREENVIEW COURT GREENSBOROUGH VIC 3088

### Indicative selling price

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

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$995,000

Property type

House

Suburb

Greensborough

Period-from

01 Jun 2023

to

31 May 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

40 DUNBARTON DRIVE ELTHAM NORTH VIC 3095	\$1,100,000	01-Jun-24
5 ULMARA PLACE GREENSBOROUGH VIC 3088	\$1,090,000	17-Feb-24
29 PINE AVENUE BRIAR HILL VIC 3088	\$1,040,000	23-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: 19 June 2024



**40 DUNBARTON DRIVE ELTHAM  
NORTH VIC 3095**

4 2 2

Sold Price

<sup>RS</sup> **\$1,100,000**

Sold Date

**01-Jun-24**

Distance

**1.52km**



**5 ULMARA PLACE  
GREENSBOROUGH VIC 3088**

4 2 2

Sold Price

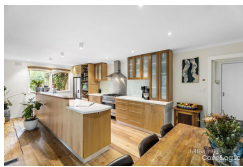
**\$1,090,000**

Sold Date

**17-Feb-24**

Distance

**1.96km**



**29 PINE AVENUE BRIAR HILL VIC  
3088**

4 2 2

Sold Price

**\$1,040,000**

Sold Date

**23-Jan-24**

Distance

**0.61km**

RS = Recent sale

UN = Undisclosed Sale

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