

STATEMENT OF INFORMATION

101 WARRALONG AVENUE, GREENSBOROUGH, VIC 3088

PREPARED BY LEIGH PRIDHAM, PRIDHAM PROPERTY



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



101 WARRALONG AVENUE,



Indicative Selling Price

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

Price Range: \$860,000 to \$925,000

Provided by: Leigh Pridham, Pridham Property

MEDIAN SALE PRICE



GREENSBOROUGH, VIC, 3088

Suburb Median Sale Price (House)

\$993,750

01 July 2023 to 31 December 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



160 HICKLING AVE, GREENSBOROUGH, VIC



Sale Price

\$815,000

Sale Date: 14/09/2023

Distance from Property: 409m



16 LOWAN AVE, YALLAMBIE, VIC 3085



Sale Price

\$943,000

Sale Date: 02/12/2023

Distance from Property: 651m



This report has been compiled on 01/03/2024 by Pridham Property. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

101 WARRALONG AVENUE, GREENSBOROUGH, VIC 3088

Indicative selling price

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

Price Range: \$860,000 to \$925,000


Median sale price

Median price: \$993,750

Property type: House

Suburb: GREENSBOROUGH

Period: 01 July 2023 to 31 December 2023

Source: 

Comparable property sales

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.

Address of comparable property	Price	Date of sale
160 HICKLING AVE, GREENSBOROUGH, VIC 3088	\$815,000	14/09/2023
16 LOWAN AVE, YALLAMBIE, VIC 3085	\$943,000	02/12/2023

This Statement of Information was prepared on: 01/03/2024