

# 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

14 Greta Street, Greensborough Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,080,000

&

\$1,180,000

### Median sale price

Median price \$960,000

Property Type House

Suburb Greensborough

Period - From 01/10/2022

to 30/09/2023

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	79 Pinehills Dr GREENSBOROUGH 3088	\$1,175,000	28/10/2023
2	43 Pinehills Dr GREENSBOROUGH 3088	\$1,160,000	21/10/2023
3	6 Pateman St WATSONIA 3087	\$1,101,000	09/09/2023

**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:

31/10/2023 10:36



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 606 sqm approx

Agent Comments

## Comparable Properties



**79 Pinehills Dr GREENSBOROUGH 3088 (REI)** Agent Comments



**Price:** \$1,175,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)

**Land Size:** 980 sqm approx



**43 Pinehills Dr GREENSBOROUGH 3088 (REI)** Agent Comments



**Price:** \$1,160,000

**Method:** Auction Sale

**Date:** 21/10/2023

**Property Type:** House (Res)

**Land Size:** 535 sqm approx



**6 Pateman St WATSONIA 3087 (REI)**

Agent Comments



**Price:** \$1,101,000

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** House (Res)

**Land Size:** 588 sqm approx