

# 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

15 Brinawa Drive, Greensborough Vic 3088
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### Indicative selling price

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

Range between 

\$900,000
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 & 

\$990,000
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### Median sale price

Median price 

\$1,075,000
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 Property Type 

House
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 Suburb 

Greensborough
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Period - From 

01/10/2023
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 to 

31/12/2023
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 Source 

REIV
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### 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	23 Miowera Green GREENSBOROUGH 3088	\$980,000	28/10/2023
2	5 Punkerri Cirt GREENSBOROUGH 3088	\$970,000	18/10/2023
3	38 Brinawa Dr GREENSBOROUGH 3088	\$950,000	27/01/2024

**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: 

11/04/2024 16:19
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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 541 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$900,000 - \$990,000  
**Median House Price**  
 December quarter 2023: \$1,075,000

## Comparable Properties



**23 Miowera Green GREENSBOROUGH 3088 (REI/VG)**

Agent Comments



**Price:** \$980,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** House (Res)  
**Land Size:** 600 sqm approx



**5 Punkerri Cirt GREENSBOROUGH 3088 (REI/VG)**

Agent Comments



**Price:** \$970,000  
**Method:** Private Sale  
**Date:** 18/10/2023  
**Property Type:** House (Res)  
**Land Size:** 560 sqm approx



**38 Brinawa Dr GREENSBOROUGH 3088 (REI/VG)**

Agent Comments



**Price:** \$950,000  
**Method:** Auction Sale  
**Date:** 27/01/2024  
**Property Type:** House (Res)  
**Land Size:** 607 sqm approx

Account - Jellis Craig | P: 03 94321444