

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

161 Henry Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$860,000 & \$940,000

Median sale price

Median price \$1,001,000 Property Type House Suburb Greensborough

Period - From 01/07/2024 to 30/09/2024 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	2 Amiet St GREENSBOROUGH 3088	\$940,000	10/10/2024
2	20 Warralong Av GREENSBOROUGH 3088	\$800,000	04/10/2024
3	50 Avandina Cr GREENSBOROUGH 3088	\$933,000	28/08/2024

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:

17/10/2024 14:11



 3  1  2

Property Type: House (Res)

Land Size: 598 sqm approx

Agent Comments

Indicative Selling Price

\$860,000 - \$940,000

Median House Price

September quarter 2024: \$1,001,000

Comparable Properties



2 Amiet St GREENSBOROUGH 3088 (REI)

Agent Comments

 3  1  1

Price: \$940,000

Method: Private Sale

Date: 10/10/2024

Property Type: House

Land Size: 504 sqm approx



20 Warralong Av GREENSBOROUGH 3088 (REI)

Agent Comments

 3  1  1

Price: \$800,000

Method: Sold Before Auction

Date: 04/10/2024

Property Type: House (Res)

Land Size: 588 sqm approx



50 Avandina Cr GREENSBOROUGH 3088 (REI) Agent Comments

 3  2  2

Price: \$933,000

Method: Private Sale

Date: 28/08/2024

Rooms: 7

Property Type: House (Res)

Land Size: 620 sqm approx

Account - Barry Plant | P: (03) 9431 1243