

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

188 Plenty River Drive, Greensborough Vic 3088

Indicative selling price

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

Range between

\$1,000,000

 &

\$1,100,000

Median sale price

Median price

\$990,000

 Property Type

House

 Suburb

Greensborough

Period - From

01/04/2023

 to

31/03/2024

 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	5 Ulmara PI GREENSBOROUGH 3088	\$1,090,000	17/02/2024
2	2 Tracey PI GREENSBOROUGH 3088	\$1,085,000	22/12/2023
3	10 Musgrove Ct GREENSBOROUGH 3088	\$1,060,000	04/05/2024

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:

13/05/2024 10:17



Rooms: 8

Property Type: House (Res)

Land Size: 666 sqm approx

Agent Comments

Comparable Properties



5 Ulmara PI GREENSBOROUGH 3088 (REI/VG) Agent Comments



Price: \$1,090,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 606 sqm approx



2 Tracey PI GREENSBOROUGH 3088 (REI/VG) Agent Comments



Price: \$1,085,000

Method: Private Sale

Date: 22/12/2023

Property Type: House

Land Size: 804 sqm approx



10 Musgrove Ct GREENSBOROUGH 3088 (REI) Agent Comments



Price: \$1,060,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)