

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

2/51 SCOTLAND AVENUE GREENSBOROUGH VIC 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$870,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$707,500

Property type

Unit

Suburb

Greensborough

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

1A NOORABIL COURT GREENSBOROUGH VIC 3088	\$872,000	14-May-24
2/83 PLENTY LANE GREENSBOROUGH VIC 3088	\$880,000	23-Apr-24

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 6 months.

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**1A NOORABIL COURT
GREENSBOROUGH VIC 3088**

3 1 1

Sold Price ^{RS} **\$872,000** Sold Date **14-May-24**

Distance **1.63km**



**2/83 PLENTY LANE
GREENSBOROUGH VIC 3088**

3 2 2

Sold Price **\$880,000** Sold Date **23-Apr-24**

Distance **1.53km**

RS = Recent sale UN = Undisclosed Sale

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