

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

2/71 Plenty Lane, Greensborough Vic 3088

Indicative selling price

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

Range between \$670,000 & \$735,000

Median sale price

Median price \$795,000 Property Type Townhouse Suburb Greensborough

Period - From 21/12/2022 to 20/12/2023 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	54 Henry St GREENSBOROUGH 3088	\$750,500	21/10/2023
2	2/123 Mountain View Rd BRIAR HILL 3088	\$730,000	05/09/2023
3			

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:

21/12/2023 10:16



Rooms: 4

Property Type: Townhouse
(Single)

Land Size: 142 sqm approx

Agent Comments

Comparable Properties



54 Henry St GREENSBOROUGH 3088 (REI)



Price: \$750,500

Method: Auction Sale

Date: 21/10/2023

Property Type: Townhouse (Res)

Agent Comments

Similar townhouse but sold in superior market conditions and had additional bathroom



**2/123 Mountain View Rd BRIAR HILL 3088
(REI/VG)**



Price: \$730,000

Method: Private Sale

Date: 05/09/2023

Property Type: Townhouse (Single)

Agent Comments

Similar size but sold in superior market conditions.

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.