

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 2/81 Plenty Lane, Greensborough Vic 3088

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$650,500 Property Type Unit Suburb Greensborough

Period - From 24/07/2022 to 23/07/2023 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	2/184 Grimshaw St GREENSBOROUGH 3088	\$640,000	24/03/2023
2	13/50 Scotland Av GREENSBOROUGH 3088	\$620,000	19/07/2023
3	1/81 Plenty La GREENSBOROUGH 3088	\$532,000	21/01/2023

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:

24/07/2023 10:29



Property Type:

Agent Comments

Comparable Properties



2/184 Grimshaw St GREENSBOROUGH 3088
(REI/VG)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 24/03/2023

Property Type: Unit

Land Size: 143 sqm approx



13/50 Scotland Av GREENSBOROUGH 3088
(REI)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 19/07/2023

Property Type: Unit



1/81 Plenty La GREENSBOROUGH 3088
(REI/VG)

Agent Comments



Price: \$532,000

Method: Auction Sale

Date: 21/01/2023

Property Type: House (Res)

Land Size: 322 sqm approx