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	2/83 Plenty Lane, Greensborough Vic 3088
Including suburb and	
postcode	

Indicative selling price

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

Range between \$800,000 & \$880,000	\$880,000
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Median sale price

Median price	\$960,000	Pro	perty Type	House		Suburb	Greensborough
Period - From	01/01/2023	to	31/12/2023		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

Add	dress of comparable property	Price	Date of sale
1	1/96 Hume St GREENSBOROUGH 3088	\$860,000	27/03/2024
2	3/88 Para Rd MONTMORENCY 3094	\$860,000	01/03/2024
3	3/88 Nell St GREENSBOROUGH 3088	\$800,000	05/03/2024

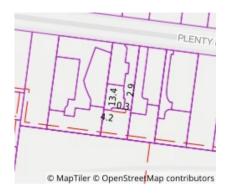
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/04/2024 10:53









Indicative Selling Price \$800,000 - \$880,000 Median House Price Year ending December 2023: \$960,000

Comparable Properties



1/96 Hume St GREENSBOROUGH 3088 (REI)

• CHELNOBOROUGH 300

Price: \$860,000 **Method:** Auction Sale **Date:** 27/03/2024

Property Type: House (Res) **Land Size:** 328 sqm approx



3/88 Para Rd MONTMORENCY 3094 (REI)

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Price: \$860,000 Method: Private Sale Date: 01/03/2024 Property Type: House Land Size: 320 sqm approx **Agent Comments**

Agent Comments



3/88 Nell St GREENSBOROUGH 3088 (REI)

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Price: \$800,000 Method: Private Sale Date: 05/03/2024 Property Type: House **Agent Comments**

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