

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

21 Talbot Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$960,000 Property 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	Price	Date of sale
1	3 Alverna CI GREENSBOROUGH 3088	\$1,405,000	22/11/2023
2	5 Wroxham Gdns GREENSBOROUGH 3088	\$1,311,500	28/10/2023
3	20 Bayonne CI GREENSBOROUGH 3088	\$1,290,000	10/01/2024

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: 19/02/2024 14:04



Rooms: 9

Property Type: House

Land Size: 862 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending December 2023: \$960,000

Comparable Properties



3 Alverna CI GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$1,405,000

Method: Auction Sale

Date: 22/11/2023

Property Type: House (Res)

Land Size: 591 sqm approx



5 Wroxham Gdns GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$1,311,500

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 1081 sqm approx



20 Bayonne CI GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$1,290,000

Method: Private Sale

Date: 10/01/2024

Property Type: House

Land Size: 720 sqm approx