

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 24 Tallow Wood Drive, Greensborough Vic 3088

Indicative selling price

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

Range between \$800,000 & \$870,000

Median sale price

Median price \$950,500 Property Type House Suburb Greensborough

Period - From 21/11/2022 to 20/11/2023 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	6 Paraweena Ct GREENSBOROUGH 3088	\$890,000	06/11/2023
2	39 Dunbarton Dr ELTHAM NORTH 3095	\$876,000	13/07/2023
3	82 Gladstone Rd BRIAR HILL 3088	\$850,000	15/08/2023

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: 21/11/2023 10:37



Property Type: House (Previously Occupied - Detached)
Land Size: 788 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$870,000
Median House Price
 21/11/2022 - 20/11/2023: \$950,500

Comparable Properties



6 Paraweena Ct GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$890,000
Method: Private Sale
Date: 06/11/2023
Property Type: House (Res)
Land Size: 863 sqm approx



39 Dunbarton Dr ELTHAM NORTH 3095 (REI)

Agent Comments



Price: \$876,000
Method: Private Sale
Date: 13/07/2023
Property Type: House
Land Size: 552 sqm approx



82 Gladstone Rd BRIAR HILL 3088 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 15/08/2023
Property Type: House (Res)
Land Size: 1353 sqm approx

Account - Jellis Craig | P: 03 94321444