

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

259 Elder Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$930,000 & \$1,020,000

Median sale price

Median price \$1,075,000 Property Type House Suburb Greensborough

Period - From 01/10/2023 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	10 Amiet St GREENSBOROUGH 3088	\$1,020,000	12/02/2024
2	81 Harborne St MACLEOD 3085	\$960,000	17/11/2023
3	57 Sainsbury Av GREENSBOROUGH 3088	\$942,500	06/03/2024

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:

14/03/2024 11:00



Property Type: House (Previously Occupied - Detached)

Land Size: 687 sqm approx

Agent Comments

Comparable Properties



10 Amiet St GREENSBOROUGH 3088 (REI/VG) Agent Comments



Price: \$1,020,000

Method: Private Sale

Date: 12/02/2024

Property Type: House

Land Size: 694 sqm approx



81 Harborne St MACLEOD 3085 (REI/VG) Agent Comments



Price: \$960,000

Method: Sold Before Auction

Date: 17/11/2023

Property Type: House (Res)

Land Size: 589 sqm approx



57 Sainsbury Av GREENSBOROUGH 3088 (REI) Agent Comments



Price: \$942,500

Method: Private Sale

Date: 06/03/2024

Property Type: House

Land Size: 557 sqm approx