

## 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

27 MINE STREET GREENSBOROUGH VIC 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$990,000

&

\$1,089,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Greensborough

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

### 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 6 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

4 BLUE GUM COURT GREENSBOROUGH VIC 3088	\$1,020,000	25-Aug-23
3 STUART STREET GREENSBOROUGH VIC 3088	\$1,100,000	09-Apr-23
17 DUNBARTON DRIVE ELTHAM NORTH VIC 3095	\$970,000	01-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 01 September 2023

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**4 BLUE GUM COURT  
GREENSBOROUGH VIC 3088**

 3  2  2

Sold Price <sup>RS</sup> **\$1,020,000** Sold Date **25-Aug-23**

Distance **0.85km**



**3 STUART STREET  
GREENSBOROUGH VIC 3088**

 3  2  2

Sold Price **\$1,100,000** Sold Date **09-Apr-23**

Distance **1.42km**



**17 DUNBARTON DRIVE ELTHAM  
NORTH VIC 3095**

 3  2  2

Sold Price <sup>RS</sup> **\$970,000** Sold Date **01-Aug-23**

Distance **1.32km**

RS = Recent sale      UN = Undisclosed Sale

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