

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

3 Alverna Close, Greensborough Vic 3088

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$960,000 Property Type House Suburb Greensborough

Period - From 01/07/2022 to 30/06/2023 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.

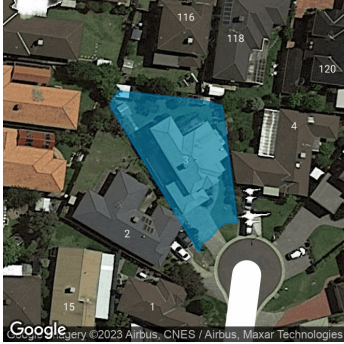
	Address of comparable property	Price	Date of sale
1	51 Narbethong Dr GREENSBOROUGH 3088	\$1,081,000	05/10/2023
2	31 Warralong Av GREENSBOROUGH 3088	\$1,035,000	12/07/2023
3	26 Pinehills Dr GREENSBOROUGH 3088	\$1,000,000	29/09/2023

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:

13/10/2023 11:46



Property Type: Land

Land Size: 590 sqm approx

Agent Comments

Comparable Properties



51 Narbethong Dr GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$1,081,000

Method: Auction Sale

Date: 05/10/2023

Property Type: House (Res)

Land Size: 759 sqm approx



31 Warralong Av GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$1,035,000

Method: Private Sale

Date: 12/07/2023

Property Type: House (Res)

Land Size: 813 sqm approx



26 Pinehills Dr GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$1,000,000

Method: Private Sale

Date: 29/09/2023

Property Type: House