

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 32 Bannerman Avenue, Greensborough Vic 3088

Indicative selling price

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

Range between \$800,000 & \$850,000

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.

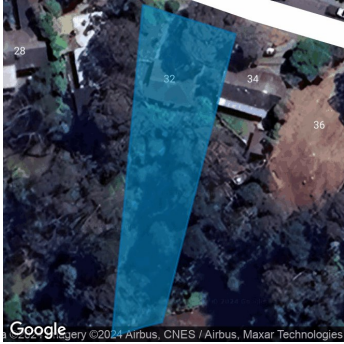
	Address of comparable property	Price	Date of sale
1	2 Geewan Ct GREENSBOROUGH 3088	\$841,000	09/11/2023
2	5 De Blonay Cr GREENSBOROUGH 3088	\$820,000	02/11/2023
3	176 Nell St GREENSBOROUGH 3088	\$810,000	14/12/2023

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:

15/02/2024 13:02



Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 1149 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

December quarter 2023: \$1,075,000

Comparable Properties



2 Geewan Ct GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$841,000

Method: Auction Sale

Date: 09/11/2023

Property Type: House (Res)

Land Size: 709 sqm approx



5 De Blonay Cr GREENSBOROUGH 3088 (REI) Agent Comments



Price: \$820,000

Method: Private Sale

Date: 02/11/2023

Property Type: House (Res)

Land Size: 1050 sqm approx

176 Nell St GREENSBOROUGH 3088 (VG)

Agent Comments



Price: \$810,000

Method: Sale

Date: 14/12/2023

Property Type: House (Res)

Land Size: 559 sqm approx

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