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 betweer	\$800,000		&		\$850,000					
Median sale price										
Median price	\$1,075,000	Pro	operty Type	Hou	se		Suburb	Greensborough		
Period - From	01/10/2023	to	31/12/2023	;	So	urce	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.

Ad	dress 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)



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

Agent Comments

Price: \$810,000 Method: Sale Date: 14/12/2023 Property Type: House (Res) Land Size: 559 sqm approx

Account - Jellis Craig | P: 03 94321444



Property data

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