

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 39 Eastgate Drive, 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 \$990,000 Property Type House Suburb Greensborough

Period - From 01/04/2023 to 31/03/2024 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	18 Ridge Rd GREENSBOROUGH 3088	\$1,080,000	08/02/2024
2	2 Tuta Ct GREENSBOROUGH 3088	\$1,045,000	02/03/2024
3			

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: 30/04/2024 15:27



Property Type: Land
Land Size: 552 sqm approx
Agent Comments

Comparable Properties



18 Ridge Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$1,080,000
Method: Private Sale
Date: 08/02/2024
Property Type: House
Land Size: 808 sqm approx



2 Tuta Ct GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$1,045,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 649 sqm approx

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.