

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

4 Hart Avenue, Greensborough Vic 3088

Indicative selling price

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

Range between \$920,000 & \$990,000

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	27 Medbury Av WATSONIA 3087	\$970,000	08/07/2023
2	90 Delta Rd GREENSBOROUGH 3088	\$940,000	16/06/2023
3	114 Warralong Av GREENSBOROUGH 3088	\$930,000	17/04/2023

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:

18/07/2023 15:32



2 1 0

Property Type: House (Res)

Land Size: 622 sqm approx

Agent Comments

Indicative Selling Price

\$920,000 - \$990,000

Median House Price

Year ending June 2023: \$960,000

Comparable Properties



27 Medbury Av WATSONIA 3087 (REI)

Agent Comments

3 1 5

Price: \$970,000

Method: Auction Sale

Date: 08/07/2023

Property Type: House (Res)

Land Size: 805 sqm approx



90 Delta Rd GREENSBOROUGH 3088 (REI)

Agent Comments

3 1 1

Price: \$940,000

Method: Sold Before Auction

Date: 16/06/2023

Property Type: House (Res)

Land Size: 641 sqm approx



114 Warralong Av GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 1 2

Price: \$930,000

Method: Private Sale

Date: 17/04/2023

Rooms: 6

Property Type: House (Res)

Land Size: 554 sqm approx