

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 Tallow Wood Drive, Greensborough Vic 3088

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$965,000 Property Type House Suburb Greensborough

Period - From 01/04/2023 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	5 Erang Cl GREENSBOROUGH 3088	\$910,000	10/05/2023
2			
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: 28/08/2023 15:38

4 Tallow Wood Drive, Greensborough Vic 3088

**Jellis
Craig**

Ash Thompson

9870 6211

0401 205 320

ashthompson@jellisrcraig.com.au



 5  2  2

Property Type: House

Land Size: 890 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

June quarter 2023: \$965,000

Comparable Properties



5 Erang CI GREENSBOROUGH 3088 (REI/VG) Agent Comments

 3  2  2

Price: \$910,000

Method: Sold Before Auction

Date: 10/05/2023

Property Type: House (Res)

Land Size: 966 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.

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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