# 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

41 SAINSBURY AVENUE GREENSBOROUGH VIC 3088

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or range between	\$1,100,000	&	\$1,200,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$970,000	Property type	House	Suburb	Greensborough

31 Mar 2024

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 Apr 2023

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale
43 NARBETHONG DRIVE GREENSBOROUGH VIC 3088	\$1,161,500	06-Feb-24
30 GLENWOOD DRIVE GREENSBOROUGH VIC 3088	\$1,200,000	28-Feb-24
5 ULMARA PLACE GREENSBOROUGH VIC 3088	\$1,090,000	17-Feb-24

#### 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 6 months.

This Statement of Information was prepared on: 10 April 2024



Corelogic

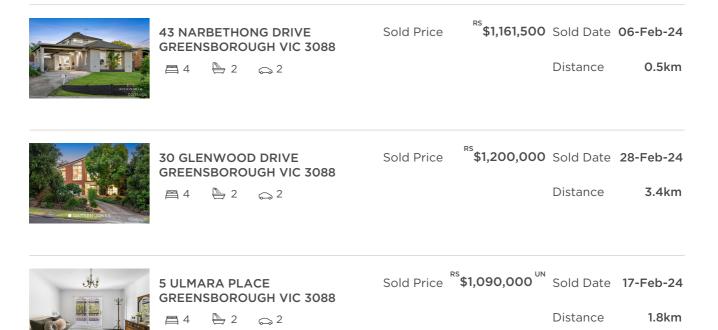
consumer.vic.gov.au

BUCKINGHAM

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**RS** = Recent sale **UN** = Undisclosed Sale

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