

# 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

47 Hume Street, Greensborough Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$950,000

### Median sale price

Median price \$975,000 Property Type House Suburb Greensborough

Period - From 01/03/2023 to 29/02/2024 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	2 Wolangi Ct GREENSBOROUGH 3088	\$955,000	17/02/2024
2	2 Jeffery Ct GREENSBOROUGH 3088	\$940,000	16/02/2024
3	8 Mckenzie Ct GREENSBOROUGH 3088	\$908,000	20/02/2024

**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:

01/03/2024 12:20



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 801 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$880,000 - \$950,000  
**Median House Price**  
 01/03/2023 - 29/02/2024: \$975,000

## Comparable Properties



**2 Wolangi Ct GREENSBOROUGH 3088 (REI)** Agent Comments



**Price:** \$955,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** House (Res)  
**Land Size:** 708 sqm approx



**2 Jeffery Ct GREENSBOROUGH 3088 (REI)** Agent Comments



**Price:** \$940,000  
**Method:** Private Sale  
**Date:** 16/02/2024  
**Property Type:** House  
**Land Size:** 749 sqm approx



**8 McKenzie Ct GREENSBOROUGH 3088 (REI)** Agent Comments



**Price:** \$908,000  
**Method:** Private Sale  
**Date:** 20/02/2024  
**Property Type:** House

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