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

5 Sophie Place, Greensborough Vic 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$1,000,000		&		\$1,100,000					
Median sale price										
Median price	\$1,036,000	Pro	operty Type	Hou	se		Suburb	Greensborough		
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	23 Eastgate Dr GREENSBOROUGH 3088	\$1,130,000	19/03/2024
2	5 Ulmara PI GREENSBOROUGH 3088	\$1,090,000	17/02/2024
3	5 Vabiro Ct GREENSBOROUGH 3088	\$1,085,000	02/12/2023

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:

30/04/2024 12:45









Property Type: Divorce/Estate/Family Transfers Land Size: 501 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price March quarter 2024: \$1,036,000

Comparable Properties



23 Eastgate Dr GREENSBOROUGH 3088 (REI) Agent Comments



Price: \$1,130,000 Method: Private Sale Date: 19/03/2024 Property Type: House Land Size: 534 sqm approx



5 Ulmara PI GREENSBOROUGH 3088 (REI/VG) Agent Comments



Price: \$1,090,000 Method: Auction Sale Date: 17/02/2024 Property Type: House (Res) Land Size: 606 sqm approx



5 Vabiro Ct GREENSBOROUGH 3088 (REI/VG) Agent Comments



Price: \$1,085,000 Method: Private Sale Date: 02/12/2023 Property Type: House Land Size: 671 sqm approx

Account - Barry Plant | P: 03 94605066 | F: 03 94605100





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