

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 between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,036,000 Property Type House Suburb Greensborough

Period - From 01/01/2024 to 31/03/2024 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	23 Eastgate Dr GREENSBOROUGH 3088	\$1,130,000	19/03/2024
2	5 Ulmara Pl 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:

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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

 4  2  2

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

 4  2  2

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

 4  2  2

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

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