

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 Ulmara Place, Greensborough Vic 3088

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$960,000 Property Type House Suburb Greensborough

Period - From 01/10/2022 to 30/09/2023 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	23 Miowera Green GREENSBOROUGH 3088	\$980,000	28/10/2023
2	29 Delfin Cr GREENSBOROUGH 3088	\$950,000	06/11/2023
3	94 Hume St GREENSBOROUGH 3088	\$900,000	27/07/2023

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: 05/12/2023 16:43



Property Type:

Agent Comments

Comparable Properties



23 Miowera Green GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$980,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 600 sqm approx



29 Delfin Cr GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$950,000

Method: Sold Before Auction

Date: 06/11/2023

Property Type: House (Res)

Land Size: 844 sqm approx



94 Hume St GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$900,000

Method: Private Sale

Date: 27/07/2023

Property Type: House

Land Size: 793 sqm approx