

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

51 NARBETHONG DRIVE GREENSBOROUGH VIC 3088

Indicative selling price

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

Single Price

or range
between

\$860,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Greensborough

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

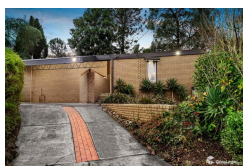
Date of sale

9 MOOLA CLOSE YALLAMBIE VIC 3085	\$870,000	17-Jun-23
41 TARCOOLA DRIVE YALLAMBIE VIC 3085	\$920,000	22-Jul-23
16 CAM STREET GREENSBOROUGH VIC 3088	\$952,000	22-Aug-23

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: 13 September 2023



9 MOOLA CLOSE YALLAMBIE VIC 3085

Sold Price

\$870,000

Sold Date

17-Jun-23

4 2 2

Distance

1.32km



41 TARCOOLA DRIVE YALLAMBIE VIC 3085

Sold Price

^{RS}

\$920,000

Sold Date

22-Jul-23

4 2 2

Distance

1.04km



16 CAM STREET GREENSBOROUGH VIC 3088

Sold Price

^{RS}

\$952,000

Sold Date

22-Aug-23

4 1 2

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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