

# 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 57 Greenhill Road, 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 \$900,000 & \$990,000

### Median sale price

Median price \$965,000 Property Type House Suburb Greensborough

Period - From 01/04/2023 to 30/06/2023 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	92 Alexandra St GREENSBOROUGH 3088	\$951,000	06/05/2023
2	3 Tutty PI GREENSBOROUGH 3088	\$930,000	18/02/2023
3	16 Macdhui Av ELTHAM NORTH 3095	\$918,000	05/08/2023

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: 16/08/2023 12:07



 3   
  2   
  1

**Property Type:** House  
**Land Size:** 615 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$900,000 - \$990,000  
**Median House Price**  
 June quarter 2023: \$965,000

## Comparable Properties



**92 Alexandra St GREENSBOROUGH 3088 (REI/VG)**

Agent Comments

 3   
  2   
  2

**Price:** \$951,000  
**Method:** Auction Sale  
**Date:** 06/05/2023  
**Property Type:** House (Res)  
**Land Size:** 616 sqm approx



**3 Tutty PI GREENSBOROUGH 3088 (REI/VG)**

Agent Comments

 3   
  2   
  2

**Price:** \$930,000  
**Method:** Auction Sale  
**Date:** 18/02/2023  
**Property Type:** House (Res)  
**Land Size:** 603 sqm approx



**16 Macdhui Av ELTHAM NORTH 3095 (REI)**

Agent Comments

 3   
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  -

**Price:** \$918,000  
**Method:** Auction Sale  
**Date:** 05/08/2023  
**Property Type:** House (Res)  
**Land Size:** 544 sqm approx

Account - Barry Plant | P: 03 9842 8888