

## 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

6 DESMOND COURT GREENSBOROUGH VIC 3088

### Indicative selling price

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

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$995,000

Property type

House

Suburb

Greensborough

Period-from

01 Jun 2023

to

31 May 2024

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

1/27 BEACONSFIELD ROAD BRIAR HILL VIC 3088	\$1,370,000	11-May-24
43 NARBETHONG DRIVE GREENSBOROUGH VIC 3088	\$1,161,500	06-Feb-24
4 TOORAC DRIVE BRIAR HILL VIC 3088	\$1,250,000	11-Jan-24

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: 12 June 2024



1/27 BEACONSFIELD ROAD BRIAR HILL VIC 3088

Sold Price

<sup>RS</sup> \$1,370,000

Sold Date

11-May-24

3 2 2

Distance

0.98km



43 NARBETHONG DRIVE GREENSBOROUGH VIC 3088

Sold Price

\$1,161,500

Sold Date

06-Feb-24

3 2 2

Distance

1.21km



4 TOORAC DRIVE BRIAR HILL VIC 3088

Sold Price

\$1,250,000

Sold Date

11-Jan-24

3 2 2

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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