

# 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 60 Tallowood Drive, 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 \$1,150,000 & \$1,220,000

### 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	45 Parry Rd ELTHAM NORTH 3095	\$1,255,000	14/10/2023
2	8 Carnon St GREENSBOROUGH 3088	\$1,180,000	28/10/2023
3	36 Arcadia Way ELTHAM NORTH 3095	\$1,180,000	21/10/2023

**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: 16/11/2023 14:35

60 Tallowood Drive, Greensborough Vic 3088



 4  2  2

**Rooms:** 10  
**Property Type:** House (Res)  
**Land Size:** 785 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,220,000  
**Median House Price**  
Year ending September 2023: \$960,000

## Comparable Properties



45 Parry Rd ELTHAM NORTH 3095 (REI/VG)

**Agent Comments**

 4  3  2

**Price:** \$1,255,000  
**Method:** Private Sale  
**Date:** 14/10/2023  
**Property Type:** House  
**Land Size:** 787 sqm approx



8 Carnon St GREENSBOROUGH 3088 (REI)

**Agent Comments**

 3  2  2

**Price:** \$1,180,000  
**Method:** Auction Sale  
**Date:** 28/10/2023  
**Property Type:** House (Res)  
**Land Size:** 820 sqm approx



36 Arcadia Way ELTHAM NORTH 3095 (REI)

**Agent Comments**

 4  2  4

**Price:** \$1,180,000  
**Method:** Auction Sale  
**Date:** 21/10/2023  
**Property Type:** House (Res)  
**Land Size:** 838 sqm approx

**Account - Ray White Eltham | P: 03 9431 3425**



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