

# 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 64 Henry Street, 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 \$1,050,000 & \$1,125,000

### Median sale price

Median price \$1,036,000 Property Type House Suburb Greensborough

Period - From 01/01/2024 to 31/03/2024 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 | 6/15 River St GREENSBOROUGH 3088 | \$1,180,000 | 30/03/2024   |
| 2 | 2 Harold St BRIAR HILL 3088      | \$1,125,000 | 25/11/2023   |
| 3 | 20 Grace St WATSONIA 3087        | \$1,085,000 | 28/10/2023   |

**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: 26/04/2024 11:46



3   
 1   
 2

**Property Type:** House (Res)

**Land Size:** 590 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,050,000 - \$1,125,000

**Median House Price**

March quarter 2024: \$1,036,000

## Comparable Properties



**6/15 River St GREENSBOROUGH 3088 (REI)**

Agent Comments

3   
 2   
 3

**Price:** \$1,180,000

**Method:** Private Sale

**Date:** 30/03/2024

**Property Type:** House



**2 Harold St BRIAR HILL 3088 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$1,125,000

**Method:** Auction Sale

**Date:** 25/11/2023

**Property Type:** House (Res)

**Land Size:** 490 sqm approx



**20 Grace St WATSONIA 3087 (REI/VG)**

Agent Comments

3   
 1   
 3

**Price:** \$1,085,000

**Method:** Auction Sale

**Date:** 28/10/2023

**Property Type:** House (Res)

**Land Size:** 669 sqm approx

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