

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 68 Sainsbury Avenue, Greensborough Vic 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$800,000

Median sale price

Median price \$956,000 Property Type House Suburb Greensborough

Period - From 01/07/2023 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	5 De Blonay Cr GREENSBOROUGH 3088	\$820,000	02/11/2023
2	10 Phillip Ct GREENSBOROUGH 3088	\$810,000	16/09/2023
3	95 Warralong Av GREENSBOROUGH 3088	\$785,000	06/11/2023

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: 18/12/2023 11:55



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Property Type: House
Land Size: 557 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median House Price
September quarter 2023: \$956,000

Comparable Properties



5 De Blonay Cr GREENSBOROUGH 3088 (REI) **Agent Comments**

3 1 2

Price: \$820,000
Method: Private Sale
Date: 02/11/2023
Property Type: House (Res)
Land Size: 1050 sqm approx



10 Phillip Ct GREENSBOROUGH 3088 (REI/VG) **Agent Comments**

3 1 2

Price: \$810,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 719 sqm approx



95 Warralong Av GREENSBOROUGH 3088 (REI) **Agent Comments**

3 1 1

Price: \$785,000
Method: Private Sale
Date: 06/11/2023
Property Type: House (Res)
Land Size: 529 sqm approx