

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

7 Tutty Place, Greensborough Vic 3088

Indicative selling price

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

Range between \$1,100,000 & \$1,210,000

Median sale price

Median price \$990,000 Property Type House Suburb Greensborough

Period - From 01/04/2023 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 Maxine Dr ST HELENA 3088	\$1,210,000	08/05/2024
2	15 Wiluna Ct BRIAR HILL 3088	\$1,182,500	07/05/2024
3	63 Ramptons Rd ELTHAM NORTH 3095	\$1,170,000	15/04/2024

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:

21/05/2024 16:21



Property Type: Land

Land Size: 591 sqm approx

Agent Comments

Comparable Properties



6 Maxine Dr ST HELENA 3088 (REI)

Agent Comments



Price: \$1,210,000

Method: Private Sale

Date: 08/05/2024

Property Type: House (Res)

Land Size: 785 sqm approx



15 Wiluna Ct BRIAR HILL 3088 (REI)

Agent Comments



Price: \$1,182,500

Method: Private Sale

Date: 07/05/2024

Property Type: House

Land Size: 873 sqm approx



63 Ramptons Rd ELTHAM NORTH 3095 (REI)

Agent Comments



Price: \$1,170,000

Method: Private Sale

Date: 15/04/2024

Property Type: House

Land Size: 817 sqm approx