

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

8/12 PARKVIEW AVENUE GREENSBOROUGH VIC 3088

Indicative selling price

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

Single Price

or range
between

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$709,500

Property type

Unit

Suburb

Greensborough

Period-from

01 Mar 2023

to

29 Feb 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

2/5 TENNYSON STREET WATSONIA VIC 3087	\$655,000	18-Mar-24
4/37 WILLIAMS ROAD BRIAR HILL VIC 3088	\$660,000	01-Mar-24
2/5-9 JESSOP STREET GREENSBOROUGH VIC 3088	\$674,000	02-Mar-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: 19 March 2024

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**2/5 TENNYSON STREET
 WATSONIA VIC 3087**

2 1 2

Sold Price ^{RS} **\$655,000** Sold Date **18-Mar-24**

Distance **1.17km**



**4/37 WILLIAMS ROAD BRIAR HILL
 VIC 3088**

2 1 1

Sold Price ^{RS} **\$660,000** Sold Date **01-Mar-24**

Distance **1.62km**



**2/5-9 JESSOP STREET
 GREENSBOROUGH VIC 3088**

2 1 1

Sold Price ^{RS} **\$674,000** Sold Date **02-Mar-24**

Distance **0.41km**

RS = Recent sale UN = Undisclosed Sale

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