

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

9 LODGE STREET 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

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Greensborough

Period-from

01 Nov 2022

to

31 Oct 2023

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

| | | |
|---|-----------|-----------|
| 22 STUBLEY COURT GREENSBOROUGH VIC 3088 | \$870,000 | 30-Jun-23 |
| 9 GREENMEYER COURT GREENSBOROUGH VIC 3088 | \$901,000 | 30-Oct-23 |
| 20 GLADMAN STREET GREENSBOROUGH VIC 3088 | \$910,000 | 16-Sep-23 |

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: 13 November 2023

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**22 STUBLEY COURT
GREENSBOROUGH VIC 3088**

3 1 1

Sold Price **\$870,000** Sold Date **30-Jun-23**

Distance **1.03km**



**9 GREENMEYER COURT
GREENSBOROUGH VIC 3088**

3 1 2

Sold Price ^{RS} **\$901,000** Sold Date **30-Oct-23**

Distance **1.36km**



**20 GLADMAN STREET
GREENSBOROUGH VIC 3088**

3 1 4

Sold Price ^{RS} **\$910,000** Sold Date **16-Sep-23**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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