

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 Lumleah Court, Greensborough Vic 3088

Indicative selling price

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

Range between \$695,000 & \$760,000

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	1/34 Longmuir Rd WATSONIA 3087	\$760,000	24/02/2024
2	54 Henry St GREENSBOROUGH 3088	\$750,500	21/10/2023
3	3/9-11 Leach St BRIAR HILL 3088	\$721,000	25/11/2023

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: 17/04/2024 09:55



Property Type:
Agent Comments

Indicative Selling Price
\$695,000 - \$760,000
Median House Price
March quarter 2024: \$1,036,000

Comparable Properties



1/34 Longmuir Rd WATSONIA 3087 (REI)

Agent Comments



Price: \$760,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)



54 Henry St GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$750,500
Method: Auction Sale
Date: 21/10/2023
Property Type: Townhouse (Res)



3/9-11 Leach St BRIAR HILL 3088 (REI)

Agent Comments



Price: \$721,000
Method: Private Sale
Date: 25/11/2023
Property Type: Unit
Land Size: 339 sqm approx

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