

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

96 WARRALONG 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Greensborough

Period-from

01 Jul 2022

to

30 Jun 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

2 SAUL COURT GREENSBOROUGH VIC 3088	\$817,000	01-May-23
76 DELTA ROAD GREENSBOROUGH VIC 3088	\$790,000	02-May-23
97 DELTA ROAD GREENSBOROUGH VIC 3088	\$753,500	01-May-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: 21 July 2023



2 SAUL COURT GREENSBOROUGH VIC 3088

3 1 1

Sold Price

\$817,000

Sold Date **01-May-23**

Distance **0.75km**



76 DELTA ROAD GREENSBOROUGH VIC 3088

3 1 3

Sold Price

\$790,000

Sold Date **02-May-23**

Distance **0.88km**



97 DELTA ROAD GREENSBOROUGH VIC 3088

3 1 1

Sold Price

\$753,500

Sold Date **01-May-23**

Distance **1.02km**

RS = Recent sale UN = Undisclosed Sale

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