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	2/8 Lyell Parade, Greensborough Vic 3088

Indicative selling price

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

Single price $950,000

Median sale price

Median price $960,000 Property Type House Suburb Greensborough

Period - From 01/01/2023 to 31/12/2023 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.

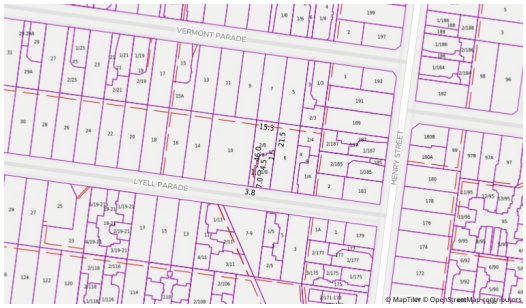
	Address of comparable property	Price	Date of sale
1	122a Para Rd MONTMORENCY 3094	$990,000	17/02/2024
2	87 Hailes St GREENSBOROUGH 3088	$945,000	20/03/2024
3	57 Sainsbury Av GREENSBOROUGH 3088	$942,500	02/03/2024

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: 11/04/2024 12:59

2/8 Lyell Parade, Greensborough Vic 3088



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$950,000
Median House Price
Year ending December 2023: $960,000

Comparable Properties



122a Para Rd MONTMORENCY 3094 (REI)

3 2 2

Price: $990,000
Method: Private Sale
Date: 17/02/2024
Property Type: Townhouse (Res)
Land Size: 259 sqm approx

Agent Comments



87 Hailes St GREENSBOROUGH 3088 (REI)

3 2 1

Price: $945,000
Method: Sold Before Auction
Date: 20/03/2024
Property Type: House (Res)
Land Size: 467 sqm approx

Agent Comments



57 Sainsbury Av GREENSBOROUGH 3088 (REI)

3 1 1

Price: $942,500
Method: Private Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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