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	273 PLENTY RIVER DRIVE 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	$890,000	&	$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,020,000	Property type	House	Suburb	Greensborough
Period-from	01 Aug 2023	to	31 Jul 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
5 MIOWERA GREEN GREENSBOROUGH VIC 3088	$892,000	13-Mar-24
15 YURANA COURT ST HELENA VIC 3088	$970,000	24-Mar-24
50 AVANDINA CRESCENT GREENSBOROUGH VIC 3088	$933,000	04-Aug-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: 14 August 2024

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5 MIOWERA GREEN GREENSBOROUGH VIC 3088

3 2 2

Sold Price **$892,000** Sold Date **13-Mar-24**

Distance **0.66km**



15 YURANA COURT ST HELENA VIC 3088

3 2 2

Sold Price **$970,000** Sold Date **24-Mar-24**

Distance **1.13km**



50 AVANDINA CRESCENT GREENSBOROUGH VIC 3088

3 2 2

Sold Price RS **$933,000** Sold Date **04-Aug-24**

Distance **1.49km**

RS = Recent sale **UN** = Undisclosed Sale

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