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	3 BROAD 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	$1,100,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,015,000	Property type	House	Suburb	Greensborough
Period-from	01 Jul 2023	to	30 Jun 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
7 TUTTY PLACE GREENSBOROUGH VIC 3088	$1,100,000	29-Jun-24
5 HORONDA STREET GREENSBOROUGH VIC 3088	$1,130,000	15-Jun-24
4 YATAMA COURT GREENSBOROUGH VIC 3088	$1,168,000	12-Jun-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: 23 July 2024

morrison kleeman

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7 TUTTY PLACE GREENSBOROUGH VIC 3088

4 3 2

Sold Price RS $1,100,000 Sold Date 29-Jun-24

Distance 2.14km



5 HORONDA STREET GREENSBOROUGH VIC 3088

4 2 -

Sold Price RS $1,130,000 Sold Date 15-Jun-24

Distance 0.45km



4 YATAMA COURT GREENSBOROUGH VIC 3088

4 2 2

Sold Price RS $1,168,000 Sold Date 12-Jun-24

Distance 1.55km

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

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