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	8 MURUMBA 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~~	$1,075,000	or range between		&	

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
35 PLENTY RIVER DRIVE GREENSBOROUGH VIC 3088	$1,100,000	26-Jul-24
267 ST HELENA ROAD GREENSBOROUGH VIC 3088	$1,086,000	24-Jul-24
23 WAHROONGA CRESCENT GREENSBOROUGH VIC 3088	$987,000	02-Jul-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: 13 August 2024

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35 PLENTY RIVER DRIVE GREENSBOROUGH VIC 3088

3 2 4

Sold Price RS $1,100,000 Sold Date 26-Jul-24

Distance 2.02km



267 ST HELENA ROAD GREENSBOROUGH VIC 3088

3 2 4

Sold Price RS $1,086,000 Sold Date 24-Jul-24

Distance 0.05km



23 WAHROONGA CRESCENT GREENSBOROUGH VIC 3088

3 2 2

Sold Price RS $987,000 Sold Date 02-Jul-24

Distance 0.13km

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

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