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	9 Broad Street, Greensborough Vic 3088

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,087,996 Property Type House Suburb Greensborough

Period - From 01/04/2024 to 30/06/2024 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	9 Auriol Ct GREENSBOROUGH 3088	$1,112,000	06/07/2024
2	5 Horonda St GREENSBOROUGH 3088	$1,130,000	15/06/2024
3	32 Nepean St WATSONIA 3087	$1,191,000	11/05/2024

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: 30/09/2024 15:41

9 Broad Street, Greensborough Vic 3088

Dean Wolfe
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0402316333
deanwolfe@jelliscraig.com.au



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 658 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
June quarter 2024: $1,087,996

Comparable Properties



9 Auriol Ct GREENSBOROUGH 3088 (REI/VG)

4 2 2

Price: $1,112,000
Method: Auction Sale
Date: 06/07/2024
Property Type: House (Res)
Land Size: 930 sqm approx

Agent Comments



5 Horonda St GREENSBOROUGH 3088 (REI/VG)

4 2 2

Price: $1,130,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 602 sqm approx

Agent Comments



32 Nepean St WATSONIA 3087 (REI/VG)

4 2 2

Price: $1,191,000
Method: Private Sale
Date: 11/05/2024
Property Type: House
Land Size: 585 sqm approx

Agent Comments

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