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	1/90 PLENTY LANE 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	$1,155,000	&	$1,175,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	Unit	Suburb	Greensborough
Period-from	01 Apr 2024	to	31 Mar 2025	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
3/7 CHARLES STREET GREENSBOROUGH VIC 3088	$1,165,000	-

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: 19 April 2025

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3/7 CHARLES STREET GREENSBOROUGH VIC 3088

3 2 2

Sold Price **$1,165,000** Sold Date **-**

Distance **0.36km**

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

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