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	57 Henry Street, Greensborough Vic 3088

Indicative selling price

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

Range between $790,000 & $860,000

Median sale price

Median price $1,032,500 Property Type House Suburb Greensborough

Period - From 10/10/2023 to 09/10/2024 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	20 Warralong Av GREENSBOROUGH 3088	$800,000	04/10/2024
2	289 Yallambie Rd YALLAMBIE 3085	$865,000	24/08/2024
3	14 Glen Valley Ct GREENSBOROUGH 3088	$855,000	07/08/2024

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: 10/10/2024 09:48

57 Henry Street, Greensborough Vic 3088



3 1 2

Rooms: 5
Property Type: House (Res)
Land Size: 581 sqm approx

Agent Comments

Indicative Selling Price
$790,000 - $860,000
Median House Price
10/10/2023 - 09/10/2024: $1,032,500

Comparable Properties



20 Warralong Av GREENSBOROUGH 3088 (REI)

3 1 1

Price: $800,000
Method: Sold Before Auction
Date: 04/10/2024
Property Type: House (Res)
Land Size: 588 sqm approx

Agent Comments



289 Yallambie Rd YALLAMBIE 3085 (REI/VG)

3 2 2

Price: $865,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 540 sqm approx

Agent Comments



14 Glen Valley Ct GREENSBOROUGH 3088 (REI)

3 1 1

Price: $855,000
Method: Private Sale
Date: 07/08/2024
Property Type: House
Land Size: 579 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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