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<br>Including suburb and postcode | 36 Crana Grove, Greensborough Vic 3088 |

## Indicative selling price

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

Single price $1,025,000

## Median sale price

Median price $1,047,500 Property Type House Suburb Greensborough

Period - From 01/10/2023 to 30/09/2024 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 | 19 Bunyarra Ct GREENSBOROUGH 3088 | $1,003,000 | 09/10/2024 |
| 2 | 4 Sibella Ct GREENSBOROUGH 3088 | $1,040,000 | 02/10/2024 |
| 3 | 8 Hebden St GREENSBOROUGH 3088 | $1,050,000 | 24/09/2024 |

**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: 06/11/2024 16:30

# 36 Crana Grove, Greensborough Vic 3088

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4 2 2

**Property Type:** House
**Land Size:** 621 sqm approx

Agent Comments

**Indicative Selling Price**
$1,025,000
**Median House Price**
Year ending September 2024: $1,047,500

## Comparable Properties



**19 Bunyarra Ct GREENSBOROUGH 3088 (REI)**

4 3 2

**Price:** $1,003,000
**Method:** Private Sale
**Date:** 09/10/2024
**Property Type:** House (Res)

Agent Comments



**4 Sibella Ct GREENSBOROUGH 3088 (REI)**

4 2 2

**Price:** $1,040,000
**Method:** Sold Before Auction
**Date:** 02/10/2024
**Property Type:** House (Res)
**Land Size:** 738 sqm approx

Agent Comments



**8 Hebden St GREENSBOROUGH 3088 (REI)**

4 3 3

**Price:** $1,050,000
**Method:** Private Sale
**Date:** 24/09/2024
**Property Type:** House (Res)
**Land Size:** 1404 sqm approx

Agent Comments



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