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	189 Mountain View Road, Greensborough Vic 3088

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,036,000 Property Type House Suburb Greensborough

Period - From 12/11/2023 to 11/11/2024 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.

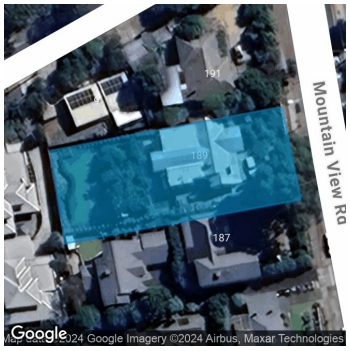
	Address of comparable property	Price	Date of sale
1	73 Mountain View Rd MONTMORENCY 3094	$1,500,000	26/10/2024
2	10 Curry Av GREENSBOROUGH 3088	$1,555,000	26/10/2024
3	19 Crest St GREENSBOROUGH 3088	$1,400,000	16/08/2024

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: 12/11/2024 17:41

189 Mountain View Road, Greensborough Vic 3088



4 2

Rooms: 6
Property Type: House (Previously Occupied - Detached)
Land Size: 1130 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
12/11/2023 - 11/11/2024: $1,036,000

Comparable Properties



73 Mountain View Rd MONTMORENCY 3094 (REI)

3 2 2

Price: $1,500,000
Method: Private Sale
Date: 26/10/2024
Property Type: House
Land Size: 684 sqm approx

Agent Comments

Smaller, however more renovated than the subject property.



10 Curry Av GREENSBOROUGH 3088 (REI)

4 3 2

Price: $1,555,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 521 sqm approx

Agent Comments

Considered comparable on size to the subject property.



19 Crest St GREENSBOROUGH 3088 (REI)

4 3 4

Price: $1,400,000
Method: Private Sale
Date: 16/08/2024
Rooms: 7
Property Type: House (Res)
Land Size: 925 sqm approx

Agent Comments

Smaller and less renovated than the subject property.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

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