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	21 Warralong Avenue, GREENSBOROUGH, VIC 3088

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $1,060,000 Property Type House Suburb GREENSBOROUGH

Period - From 11/05/2024 to 10/11/2024 Source price_finder

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 11 Delta Road Greensborough Vic 3088	$845,000	13/06/2024
2 271 Elder Street Greensborough Vic 3088	$850,000	12/10/2024
3 20 Warralong Avenue Greensborough Vic 3088	$800,000	05/10/2024

This Statement of Information was prepared on: 11/11/2024