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	2 Desmond Court, Greensborough Vic 3088

Indicative selling price

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

Range between $1,000,000 & $1,100,000

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	33 Amiet St GREENSBOROUGH 3088	$1,010,000	14/09/2024
2	145 Elder St GREENSBOROUGH 3088	$1,035,000	05/09/2024
3	6 Desmond Ct GREENSBOROUGH 3088	$1,150,000	17/07/2024

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: 20/11/2024 15:02

2 Desmond Court, Greensborough Vic 3088

Scott Nugent
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3 2 1

Property Type: House
Land Size: 755 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending September 2024: $1,047,500

Comparable Properties



33 Amiet St GREENSBOROUGH 3088 (REI)

3 1 2

Price: $1,010,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 586 sqm approx

Agent Comments

Desmond offers a larger land size and the second bathroom however Amiet St was a more updated renovation. Very similar locations.



145 Elder St GREENSBOROUGH 3088 (REI/VG)

3 2 2

Price: $1,035,000
Method: Private Sale
Date: 05/09/2024
Rooms: 6
Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments



6 Desmond Ct GREENSBOROUGH 3088 (REI/VG)

3 2 2

Price: $1,150,000
Method: Private Sale
Date: 17/07/2024
Rooms: 7
Property Type: House (Res)
Land Size: 709 sqm approx

Agent Comments

Same court location, however 6 Desmond is a bigger house (2 extra living), with more car accomm/workshop area

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