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	2/60 Diamond Creek Road, Greensborough Vic 3088

Indicative selling price

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

Range between $975,000 & $1,050,000

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 Collendina Cr GREENSBOROUGH 3088	$965,000	13/09/2024
2	39 Eastgate Dr GREENSBOROUGH 3088	$1,050,000	07/06/2024
3	33 Warriparri Cr GREENSBOROUGH 3088	$1,010,000	29/05/2024

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: 19/12/2024 13:34

2/60 Diamond Creek Road, Greensborough Vic 3088



4 2 2

Property Type:
Agent Comments

Indicative Selling Price
$975,000 - $1,050,000
Median House Price
Year ending September 2024: $1,047,500

Comparable Properties



33 Collendina Cr GREENSBOROUGH 3088 (REI)

3 2 2

Agent Comments

Price: $965,000
Method: Private Sale
Date: 13/09/2024
Property Type: House
Land Size: 731 sqm approx



39 Eastgate Dr GREENSBOROUGH 3088 (REI/VG)

3 2 2

Agent Comments

Price: $1,050,000
Method: Private Sale
Date: 07/06/2024
Property Type: House
Land Size: 557 sqm approx



33 Warriparri Cr GREENSBOROUGH 3088 (REI/VG)

4 2 2

Agent Comments

Price: $1,010,000
Method: Private Sale
Date: 29/05/2024
Rooms: 10
Property Type: House (Res)
Land Size: 590 sqm approx

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

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