

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

1/27 Diamond Boulevard Greensborough VIC 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Greensborough

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

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 6 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

8/28 Diamond Boulevard Greensborough VIC 3088	\$365,000	22-Apr-21
4/28 Diamond Boulevard Greensborough VIC 3088	\$380,000	15-Mar-21
7/27 Diamond Boulevard Greensborough VIC 3088	\$380,000	05-Feb-21

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 6 months.~~

This Statement of Information was prepared on: 23 June 2021



8/28 Diamond Boulevard Greensborough VIC 3088

2 1 1

Sold Price

^{RS} **\$365,000**

Sold Date

22-Apr-21

Distance

0.03km



4/28 Diamond Boulevard Greensborough VIC 3088

2 1 1

Sold Price

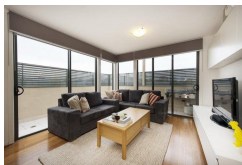
\$380,000

Sold Date

15-Mar-21

Distance

0.03km



7/27 Diamond Boulevard Greensborough VIC 3088

2 1 1

Sold Price

Sold Date

05-Feb-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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