

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

4 LOOREA COURT 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

\$1,195,000

&

\$1,310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,037,500

Property type

House

Suburb

Greensborough

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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

51 COROWA CRESCENT GREENSBOROUGH VIC 3088	\$1,220,000	26-Mar-26
2 WARROOL COURT GREENSBOROUGH VIC 3088	\$1,230,000	09-May-26

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: 26 May 2026

jiayan yu

M 0466832202

E Joanne.yu@barryplant.com.au

**51 COROWA CRESCENT
GREENSBOROUGH VIC 3088**

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Sold Price ^{RS} **\$1,220,000** Sold Date **26-Mar-26**Distance **0.61km****2 WARROOL COURT
GREENSBOROUGH VIC 3088**

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Sold Price ^{RS} **\$1,230,000** Sold Date **09-May-26**Distance **0.73km****RS** = Recent sale**UN** = Undisclosed Sale

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