

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 10 Shaylor Court, Greensborough Vic 3088

Indicative selling price

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

Range between \$870,000 & \$920,000

Median sale price

Median price \$1,075,000 Property Type House Suburb Greensborough

Period - From 01/10/2023 to 31/12/2023 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	87 Hailes St GREENSBOROUGH 3088	\$945,000	20/03/2024
2	57 Sainsbury Av GREENSBOROUGH 3088	\$942,500	02/03/2024
3	1/21 High St WATSONIA 3087	\$937,000	16/03/2024

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: 08/04/2024 08:49



Rooms: 4
Property Type: House (Res)
Land Size: 570 sqm approx
 Agent Comments

Indicative Selling Price
 \$870,000 - \$920,000
Median House Price
 December quarter 2023: \$1,075,000

Comparable Properties



87 Hailes St GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$945,000
Method: Sold Before Auction
Date: 20/03/2024
Property Type: House (Res)
Land Size: 467 sqm approx



57 Sainsbury Av GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$942,500
Method: Private Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 557 sqm approx



1/21 High St WATSONIA 3087 (REI)

Agent Comments



Price: \$937,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 325 sqm approx

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