## 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 betweer	\$870,000		&	\$920,000						
Median sale price										
Median price	\$1,075,000	Property	Type Ho	House		Suburb	Greensborough			
Period - From	01/10/2023	to 31/12	2/2023	Sc	ource	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.

Ade	dress 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) 3  2  1	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) 3 1 1 1	Agent Comments
Abdres	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) 1 3 🙀 1 🏟 1	Agent Comments
	Price: \$937,000 Method: Auction Sale Date: 16/03/2024 Property Type: House (Res) Land Size: 325 sqm approx	_

#### Account - Jellis Craig | P: 03 94321444



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.