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 Mckenzie Court, Greensborough Vic 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$940,000		&		\$1,030,000					
Median sale price										
Median price	\$1,010,000	Pro	operty Type	Hou	ise		Suburb	Greensborough		
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	31 Tarcoola Dr YALLAMBIE 3085	\$935,000	12/04/2025
2	18 Bimbadeen Cr YALLAMBIE 3085	\$980,000	05/04/2025
3	64 Nepean St WATSONIA 3087	\$1,030,000	15/03/2025

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:

13/05/2025 16:52





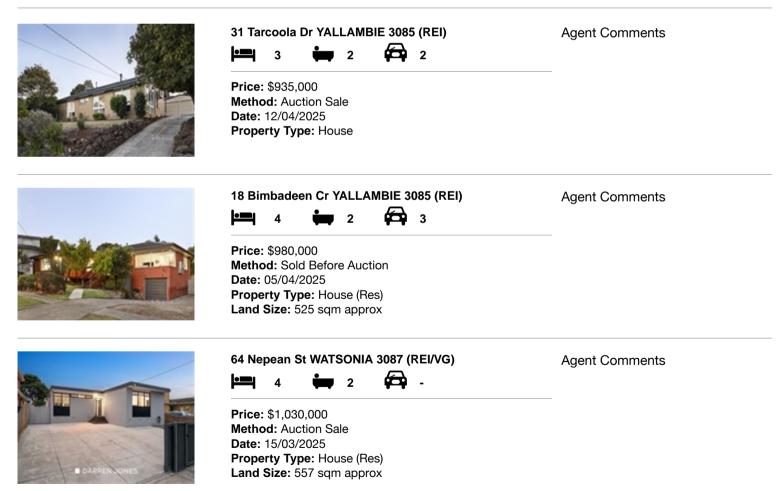
Pienty Ln



Property Type: House **Land Size:** 545 sqm approx Agent Comments Dean Wolfe 94321444 0402316333 deanwolfe@jelliscraig.com.au

Indicative Selling Price \$940,000 - \$1,030,000 Median House Price Year ending March 2025: \$1,010,000

Comparable Properties



Account - Jellis Craig | P: 03 94321444



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