Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2 Tuta Court, Greensborough Vic 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$860,000		&		\$920,000				
Median sale price									
Median price	\$960,000	Property Type Hous		se		Suburb	Greensborough		
Period - From	01/01/2023	to	31/12/2023		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	9 Greenmeyer Ct GREENSBOROUGH 3088	\$901,000	30/10/2023
2	6 Paraweena Ct GREENSBOROUGH 3088	\$890,000	06/11/2023
3	5 Stubley Ct GREENSBOROUGH 3088	\$864,000	30/01/2024

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:

08/02/2024 15:28





Aaron Yeats



Property Type: House Land Size: 649 sqm approx Agent Comments 9431 1222 0400 067 024 aaronyeats@jelliscraig.com.au

Indicative Selling Price \$860,000 - \$920,000 Median House Price Year ending December 2023: \$960,000

Comparable Properties

9 Greenmeyer Ct GREENSBOROUGH 3088 (REI/VG) 3 1 2 Price: \$901,000 Method: Sold Before Auction Date: 30/10/2023 Property Type: House (Res) Land Size: 900 sqm approx	Agent Comments
6 Paraweena Ct GREENSBOROUGH 3088 (REI/VG) → 3 → 1 → 2 Price: \$890,000 Method: Private Sale Date: 06/11/2023 Property Type: House (Res) Land Size: 863 sqm approx	Agent Comments
5 Stubley Ct GREENSBOROUGH 3088 (REI) 4 1 1 1 Price: \$864,000 Method: Private Sale Date: 30/01/2024 Property Type: House	Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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