

# 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

3 Toorak Court, Greensborough Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,500,000

### 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	14 Cosham Ct GREENSBOROUGH 3088	\$1,515,000	09/12/2023
2	58 Sunrise Dr GREENSBOROUGH 3088	\$1,510,000	16/09/2023
3	28 Covala Ct ST HELENA 3088	\$1,400,000	29/09/2023

**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:

15/01/2024 15:04



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**Property Type:** House

**Land Size:** 1000 sqm approx

Agent Comments

## Comparable Properties



14 Cosham Ct GREENSBOROUGH 3088 (REI) Agent Comments

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**Price:** \$1,515,000

**Method:** Private Sale

**Date:** 09/12/2023

**Property Type:** House

**Land Size:** 1030 sqm approx



58 Sunrise Dr GREENSBOROUGH 3088 (REI) Agent Comments

🛏️ 5 🚗 3 🚗 2

**Price:** \$1,510,000

**Method:** Auction Sale

**Date:** 16/09/2023

**Property Type:** House (Res)

**Land Size:** 811 sqm approx



28 Covala Ct ST HELENA 3088 (REI/VG) Agent Comments

🛏️ 5 🚗 3 🚗 2

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 29/09/2023

**Property Type:** House (Res)

**Land Size:** 783 sqm approx