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										
Range betweer	\$1,400,000		&		\$1,500,000					
Median sale pi	rice									
Median price	\$1,075,000	Pro	operty Type	Hou	se		Suburb	Greensborough		
Period - From	01/10/2023	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	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









Property Type: House **Land Size:** 1000 sqm approx Agent Comments Dean Wolfe 94321444 0402316333 deanwolfe@jelliscraig.com.au

Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price December quarter 2023: \$1,075,000

Comparable Properties



14 Cosham Ct GREENSBOROUGH 3088 (REI) Agent Comments



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



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

Price: \$1,400,000 Method: Private Sale Date: 29/09/2023 Property Type: House (Res) Land Size: 783 sqm approx

Account - Jellis Craig | P: 03 94321444



propertydata

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