#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	9 Auriol Court, Greensborough Vic 3088
Including suburb and	
postcode	
posicode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$900,000	&	\$970,000

#### Median sale price

Median price	\$1,036,000	Pro	perty Type	House		Suburb	Greensborough
Period - From	01/01/2024	to	31/03/2024		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

	aress of comparable property	1 1100	Date of Sale
1	33 Warriparri Cr GREENSBOROUGH 3088	\$1,010,000	29/05/2024
2	2 Wolangi Ct GREENSBOROUGH 3088	\$955,000	17/02/2024
3	6 Evrah PI GREENSBOROUGH 3088	\$950,000	16/02/2024

#### 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:	12/06/2024 16:56



Date of sale











**Property Type:** House (Res) **Land Size:** 930 sqm approx

Agent Comments

Indicative Selling Price \$900,000 - \$970,000 Median House Price March quarter 2024: \$1,036,000

## Comparable Properties



33 Warriparri Cr GREENSBOROUGH 3088

(REI)

**4** 

2

**Price:** \$1,010,000 **Method:** Private Sale **Date:** 29/05/2024 **Rooms:** 10

**Property Type:** House (Res) **Land Size:** 590 sqm approx

Agent Comments



2 Wolangi Ct GREENSBOROUGH 3088

(REI/VG)

**-**3

**—** 2

**Agent Comments** 

**Agent Comments** 

Price: \$955,000 Method: Auction Sale Date: 17/02/2024

**Property Type:** House (Res) **Land Size:** 708 sqm approx

6 Evrah PI GREENSBOROUGH 3088 (REI/VG)

**4 -** 2 **-**

Price: \$950,000
Method: Private Sale
Date: 16/02/2024
Property Type: House
Land Size: 646 sqm approx



Account - Jellis Craig | P: 03 94321444





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