

# 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 9 Auriol 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 \$900,000 & \$970,000

### Median sale price

Median price \$1,036,000 Property 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	Price	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 Pl 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



4   
 2   
 2

**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)**

Agent Comments

4   
 2   
 2

**Price:** \$1,010,000

**Method:** Private Sale

**Date:** 29/05/2024

**Rooms:** 10

**Property Type:** House (Res)

**Land Size:** 590 sqm approx



**2 Wolangi Ct GREENSBOROUGH 3088 (REI/VG)**

Agent Comments

3   
 2   
 2

**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)**

Agent Comments

4   
 2   
 1

**Price:** \$950,000

**Method:** Private Sale

**Date:** 16/02/2024

**Property Type:** House

**Land Size:** 646 sqm approx

Account - Jellis Craig | P: 03 94321444