

# 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 Carmel Close, 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 \$1,250,000 & \$1,350,000

### 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	6 Wattlebird Ct DIAMOND CREEK 3089	\$1,350,000	18/08/2023
2	6 Crea Ct ST HELENA 3088	\$1,276,000	12/08/2023
3	3 Pindari Dr ST HELENA 3088	\$1,260,000	06/11/2023

**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:

18/01/2024 09:57



**Property Type:** House (Res)

**Land Size:** 940 sqm approx

Agent Comments

## Comparable Properties



**6 Wattlebird Ct DIAMOND CREEK 3089**  
(REI/VG)

Agent Comments



**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 18/08/2023

**Property Type:** House

**Land Size:** 834 sqm approx



**6 Crea Ct ST HELENA 3088** (REI/VG)

Agent Comments



**Price:** \$1,276,000

**Method:** Auction Sale

**Date:** 12/08/2023

**Rooms:** 10

**Property Type:** House (Res)

**Land Size:** 879 sqm approx



**3 Pindari Dr ST HELENA 3088** (REI/VG)

Agent Comments



**Price:** \$1,260,000

**Method:** Private Sale

**Date:** 06/11/2023

**Property Type:** House (Res)

**Land Size:** 690 sqm approx