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	9 Carmel Close, Greensborough Vic 3088
Including suburb and	-
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,075,000	Pro	perty 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

Add	dress 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 comparableproperties 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





Luke Coventry 03 9432 1444 0411 233 579 lukecoventry@jelliscraig.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 **Median House Price** December guarter 2023: \$1,075,000



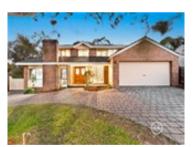
Property Type: House (Res) Land Size: 940 sqm approx **Agent Comments**

Comparable Properties



6 Wattlebird Ct DIAMOND CREEK 3089 (REI/VG)

Price: \$1,350,000 Method: Private Sale Date: 18/08/2023 Property Type: House Land Size: 834 sqm approx **Agent Comments**



6 Crea Ct ST HELENA 3088 (REI/VG)

Price: \$1,276,000 Method: Auction Sale Date: 12/08/2023 Rooms: 10

Property Type: House (Res) Land Size: 879 sqm approx

Agent Comments



3 Pindari Dr ST HELENA 3088 (REI/VG)





Price: \$1,260,000 Method: Private Sale Date: 06/11/2023

Property Type: House (Res) Land Size: 690 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 94321444



