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

9 Greenmeyer Court, Greensborough Vic 3088

Indicative selling price

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

Range between \$800,000	&	\$860,000
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Median sale price

Median price	\$952,000	Pro	perty Type	House		Suburb	Greensborough
Period - From	18/10/2022	to	17/10/2023		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

7,01	aress of comparable property	1 1100	Date of Sale
1	10 Wahroonga Cr GREENSBOROUGH 3088	\$905,000	28/09/2023
2	68 Plenty River Dr GREENSBOROUGH 3088	\$882,500	15/08/2023
3	10 Phillip Ct GREENSBOROUGH 3088	\$810,000	16/09/2023

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:	18/10/2023 14:06



Date of sale











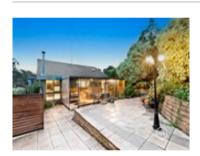
Property Type: House (Res) Land Size: 901 sqm approx

Agent Comments

Indicative Selling Price \$800,000 - \$860,000 **Median House Price**

18/10/2022 - 17/10/2023: \$952,000

Comparable Properties



10 Wahroonga Cr GREENSBOROUGH 3088

(REI)

-3

Agent Comments

Price: \$905,000 Method: Private Sale Date: 28/09/2023

Land Size: 709 sqm approx

Property Type: House (Res)



68 Plenty River Dr GREENSBOROUGH 3088

(REI/VG)





Price: \$882.500 Method: Private Sale Date: 15/08/2023 Property Type: House Land Size: 680 sqm approx **Agent Comments**

Agent Comments



10 Phillip Ct GREENSBOROUGH 3088 (REI)



Price: \$810,000 Method: Auction Sale Date: 16/09/2023

Property Type: House (Res) Land Size: 719 sqm approx

Account - Jellis Craig | P: 03 94321444



