

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 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

Median sale price

Median price \$952,000 Property 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	Price	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



3 1 1

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)

Agent Comments

3 2 1

Price: \$905,000

Method: Private Sale

Date: 28/09/2023

Property Type: House (Res)

Land Size: 709 sqm approx



68 Plenty River Dr GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 1 2

Price: \$882,500

Method: Private Sale

Date: 15/08/2023

Property Type: House

Land Size: 680 sqm approx



10 Phillip Ct GREENSBOROUGH 3088 (REI)

Agent Comments

3 1 2

Price: \$810,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 719 sqm approx