

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

3 Birrakay Court, Greensborough Vic 3088

Indicative selling price

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

Range between

\$950,000

&

\$990,000

Median sale price

Median price

\$993,000

Property Type

House

Suburb

Greensborough

Period - From

01/04/2022

to

31/03/2023

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	16 Wolangi Ct GREENSBOROUGH 3088	\$1,035,000	18/04/2023
2	133 Plenty River Dr GREENSBOROUGH 3088	\$1,000,000	01/12/2022
3	4 Glen Valley Ct GREENSBOROUGH 3088	\$950,000	19/11/2022

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:

18/05/2023 18:53



4 3 2

Property Type: House
Land Size: 608 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$990,000
Median House Price
Year ending March 2023: \$993,000

Comparable Properties



16 Wolangi Ct GREENSBOROUGH 3088 (REI) **Agent Comments**

4 3 3

Price: \$1,035,000
Method: Private Sale
Date: 18/04/2023
Property Type: House
Land Size: 631 sqm approx



133 Plenty River Dr GREENSBOROUGH 3088 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,000,000
Method: Private Sale
Date: 01/12/2022
Rooms: 7
Property Type: House (Res)
Land Size: 757 sqm approx



4 Glen Valley Ct GREENSBOROUGH 3088 (REI/VG) **Agent Comments**

3 1 2

Price: \$950,000
Method: Auction Sale
Date: 19/11/2022
Property Type: House (Res)
Land Size: 584 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707