#### 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

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	Range between	\$950,000	&	\$990,000
-------------------------------------	---------------	-----------	---	-----------

#### Median sale price

Median price	\$993,000	Pro	perty 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

Aut	areas or comparable property	1 1100	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



Date of sale











**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)

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)

.

**-** 2

**6** 

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)

•=

**i** 

**6** 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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments

Agent Comments