

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 LONDON COURT GREENSBOROUGH VIC 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,125,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$980,000

Property type

House

Suburb

Greensborough

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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 6 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

39 CASTLETON ROAD VIEWBANK VIC 3084

\$1,002,000

22-Dec-21

11 ANTHONY CLOSE LOWER PLENTY VIC 3093

\$1,175,000

21-Oct-21

238-240 ELDER STREET GREENSBOROUGH VIC 3088

\$1,170,000

20-Nov-21

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 6 months.

This Statement of Information was prepared on: 09 March 2022



39 CASTLETON ROAD VIEWBANK VIC 3084

 5
  3
  2

Sold Price

^{RS} **\$1,002,000**

Sold Date

22-Dec-21

Distance

1.61km


11 ANTHONY CLOSE LOWER PLENTY VIC 3093

 5
  3
  2

Sold Price

\$1,175,000

Sold Date

21-Oct-21

Distance

1.68km


238-240 ELDER STREET GREENSBOROUGH VIC 3088

 4
  2
  2

Sold Price

\$1,170,000

Sold Date

20-Nov-21

Distance

0.34km
RS = Recent sale

UN = Undisclosed Sale

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