

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 Tallerk Close 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

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Greensborough

Period-from

01 Nov 2020

to

31 Oct 2021

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

5 Wala Place Greensborough VIC 3088	\$1,240,000	11-Oct-21
118 Plenty River Drive Greensborough VIC 3088	\$1,220,000	24-Jul-21
136 Plenty River Drive Greensborough VIC 3088	\$1,206,000	01-May-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: 15 November 2021



5 Wala Place Greensborough VIC 3088

Sold Price

^{RS}

\$1,240,000

Sold Date

11-Oct-21



4



2



2

Distance

0.04km



118 Plenty River Drive Greensborough VIC 3088

Sold Price

\$1,220,000

Sold Date

24-Jul-21



4



2



2

Distance

0.24km



136 Plenty River Drive Greensborough VIC 3088

Sold Price

\$1,206,000

Sold Date

01-May-21



4



2



2

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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