

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

7 SAXON 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

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,011,000

Property type

House

Suburb

Greensborough

Period-from

01 May 2021

to

30 Apr 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

6 SENIOR COURT WATSONIA NORTH VIC 3087	\$800,000	05-Mar-22
4/12 LEMON TREE LANE GREENSBOROUGH VIC 3088	\$775,000	11-May-22

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.

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**6 SENIOR COURT WATSONIA
NORTH VIC 3087**

3 1 2

Sold Price **\$800,000** Sold Date **05-Mar-22**

Distance **0.86km**



**4/12 LEMON TREE LANE
GREENSBOROUGH VIC 3088**

2 2 1

Sold Price ^{RS} **\$775,000** ^{UN} Sold Date **11-May-22**

Distance **0.28km**

RS = Recent sale **UN** = Undisclosed Sale

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