

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 Birrakay Court, Greensborough Vic 3088

Indicative selling price

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

Range between

\$840,000

&

\$880,000

Median sale price

Median price

\$1,020,000

Property Type

House

Suburb

Greensborough

Period - From

01/04/2022

to

30/06/2022

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	34 Paterson Cr GREENSBOROUGH 3088	\$917,000	09/04/2022
2	35 Pinehills Dr GREENSBOROUGH 3088	\$895,000	06/06/2022
3	39 Brinawa Dr GREENSBOROUGH 3088	\$840,000	02/07/2022

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:

18/08/2022 12:03