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	14 Carbora Dale, Greensborough Vic 3088
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,016,000	Pro	perty Type	House		Suburb	Greensborough
Period - From	01/10/2022	to	31/12/2022	S	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

Add	dress of comparable property	Price	Date of sale
1	2 Birrakay Ct GREENSBOROUGH 3088	\$1,080,000	22/12/2022
2	9 Palpera Tce GREENSBOROUGH 3088	\$1,045,000	07/11/2022
3	210 Mountain View Rd BRIAR HILL 3088	\$1,025,000	10/12/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/02/2023 13:35
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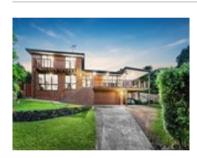
Property Type: House Land Size: 807 sqm approx

Agent Comments

Median House Price December guarter 2022: \$1,016,000

Indicative Selling Price \$1,000,000 - \$1,100,000

Comparable Properties



2 Birrakay Ct GREENSBOROUGH 3088

(REI/VG)



Price: \$1,080,000 Method: Private Sale Date: 22/12/2022 Property Type: House Land Size: 601 sqm approx **Agent Comments**



9 Palpera Tce GREENSBOROUGH 3088

(REI/VG)





6 ≥ 2

Price: \$1.045.000 Method: Private Sale Date: 07/11/2022 Property Type: House Land Size: 830 sqm approx Agent Comments



210 Mountain View Rd BRIAR HILL 3088

(REI/VG)

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Price: \$1,025,000 Method: Auction Sale Date: 10/12/2022

Property Type: House (Res) Land Size: 896 sqm approx

Agent Comments

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



