

# 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 Larcom Court, Greensborough Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,170,000

&

\$1,220,000

### Median sale price

Median price

\$907,000

Property Type

House

Suburb

Greensborough

Period - From

01/01/2021

to

31/03/2021

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 | 136 Plenty River Dr GREENSBOROUGH 3088 | \$1,206,000 | 01/05/2021   |
| 2 | 39 Somerleigh Cr GREENSBOROUGH 3088    | \$1,198,000 | 27/03/2021   |
| 3 | 19 Nairne Tce GREENSBOROUGH 3088       | \$1,170,000 | 01/05/2021   |

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:

10/05/2021 18:09

9 Larcom Court, Greensborough Vic 3088



 5  3  2

**Property Type:** House  
**Land Size:** 781 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,170,000 - \$1,220,000  
**Median House Price**  
March quarter 2021: \$907,000

## Comparable Properties



**136 Plenty River Dr GREENSBOROUGH 3088 (REI)** **Agent Comments**

 4  2  2

**Price:** \$1,206,000  
**Method:** Auction Sale  
**Date:** 01/05/2021  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 671 sqm approx



**39 Somerleigh Cr GREENSBOROUGH 3088 (REI)** **Agent Comments**

 4  3  2

**Price:** \$1,198,000  
**Method:** Auction Sale  
**Date:** 27/03/2021  
**Property Type:** House (Res)  
**Land Size:** 939 sqm approx



**19 Nairne Tce GREENSBOROUGH 3088 (REI)** **Agent Comments**

 4  3  2

**Price:** \$1,170,000  
**Method:** Auction Sale  
**Date:** 01/05/2021  
**Property Type:** House (Res)  
**Land Size:** 580 sqm approx

**Account -** Jellis Craig | P: 03 94598111