

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

26 Patrick Close, Greensborough Vic 3088

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,052,000

Property Type

House

Suburb

Greensborough

Period - From

01/10/2021

to

31/12/2021

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	2 Ormonde Ct DIAMOND CREEK 3089	\$1,390,000	10/02/2022
2	6 Wattlebird Ct DIAMOND CREEK 3089	\$1,350,000	21/12/2021
3	24 Natasha Cl ST HELENA 3088	\$1,270,000	04/11/2021

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:

08/03/2022 13:50



 4  2  2

Rooms: 8
Property Type: Development Site (Industrial)
Land Size: 785 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 December quarter 2021: \$1,052,000

Comparable Properties



2 Ormonde Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 4  3  2

Price: \$1,390,000
Method: Private Sale
Date: 10/02/2022
Property Type: House
Land Size: 731 sqm approx



6 Wattlebird Ct DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  2

Price: \$1,350,000
Method: Private Sale
Date: 21/12/2021
Property Type: House
Land Size: 834 sqm approx



24 Natasha Ct ST HELENA 3088 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,270,000
Method: Sold Before Auction
Date: 04/11/2021
Rooms: 9
Property Type: House (Res)
Land Size: 927 sqm approx