

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

3 Kerta Close 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

\$810,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$927,500

Property type

House

Suburb

Greensborough

Period-from

01 Nov 2020

to

31 Oct 2021

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

11 Nokuna Court Greensborough VIC 3088	\$820,000	18-Aug-21
4 Delpura Glen Greensborough VIC 3088	\$855,000	24-Jul-21

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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11 Nokuna Court Greensborough VIC 3088

3 1 1

Sold Price

\$820,000

Sold Date

18-Aug-21

Distance

0.31km



4 Delpura Glen Greensborough VIC 3088

3 2 2

Sold Price

\$855,000

Sold Date

24-Jul-21

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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