Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8 Strickland Court, Greensborough Vic 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,600,000		&		\$1,700,000				
Median sale p	rice								
Median price	\$1,020,000	Pro	Property Type Hou		se		Suburb	Greensborough	
Period - From	16/12/2023	to	15/12/2024		So	urce	Property	/ Data	

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	5 Bridge Cr MONTMORENCY 3094	\$1,660,000	31/10/2024
2			
3			

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:

16/12/2024 13:17









Rooms: 6 Property Type: House Land Size: 870 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price 16/12/2023 - 15/12/2024: \$1,020,000

Comparable Properties



5 Bridge Cr MONTMORENCY 3094 (REI)



Price: \$1,660,000 Method: Private Sale Date: 31/10/2024 Property Type: House (Res) Land Size: 1056 sqm approx

Agent Comments

Larger home on a bigger block with a Montmorency address however was not presented to the same standard as Strickland Court, and did not offer a pool. Bridge Crescent also runs along the train line.

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.

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