

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

8 Strickland Court, Greensborough Vic 3088
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Indicative selling price

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

Range between

\$1,600,000

 &

\$1,700,000

Median sale price

Median price

\$1,020,000

 Property Type

House

 Suburb

Greensborough

Period - From

16/12/2023

 to

15/12/2024

 Source

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 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	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.