

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

7 Carbora Dale 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

\$850,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$936,000

Property type

House

Suburb

Greensborough

Period-from

01 Jan 2021

to

31 Dec 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

4 Delpura Glen Greensborough VIC 3088	\$855,000	24-Jul-21
16 Musgrove Court Greensborough VIC 3088	\$880,000	08-Dec-21
12 Birrakay Court Greensborough VIC 3088	\$905,000	04-Dec-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.~~

This Statement of Information was prepared on: 10 January 2022

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4 Delpura Glen Greensborough VIC 3088 Sold Price **\$855,000** Sold Date **24-Jul-21**
Distance **0.16km**

3 2 2



16 Musgrove Court Greensborough VIC 3088 Sold Price ^{RS} **\$880,000** Sold Date **08-Dec-21**
Distance **0.83km**

3 1 2



12 Birrakay Court Greensborough VIC 3088 Sold Price ^{RS} **\$905,000** Sold Date **04-Dec-21**
Distance **0.9km**

3 2 2

RS = Recent sale **UN** = Undisclosed Sale

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