

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

25B Carnon Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$1,180,000 & \$1,280,000

Median sale price

Median price \$1,031,000 Property Type House Suburb Greensborough

Period - From 13/07/2021 to 12/07/2022 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	12 Eskdale Ct ELTHAM NORTH 3095	\$1,300,000	23/04/2022
2	6 Bunalbo Ct GREENSBOROUGH 3088	\$1,300,000	01/03/2022
3	12 Tamboon Dr GREENSBOROUGH 3088	\$1,200,000	08/05/2022

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:

13/07/2022 16:09

25B Carnon Street, Greensborough Vic 3088

**Jellis
Craig**

John Le Gros

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Indicative Selling Price

\$1,180,000 - \$1,280,000

Median House Price

13/07/2021 - 12/07/2022: \$1,031,000



 5  2  2

Property Type: House

Land Size: 1321 sqm approx

Agent Comments

Comparable Properties



12 Eskdale Ct ELTHAM NORTH 3095 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,300,000

Method: Auction Sale

Date: 23/04/2022

Property Type: House (Res)

Land Size: 804 sqm approx



6 Bunalbo Ct GREENSBOROUGH 3088 (REI/VG) **Agent Comments**

 4  2  1

Price: \$1,300,000

Method: Private Sale

Date: 01/03/2022

Property Type: House

Land Size: 789 sqm approx



12 Tamboon Dr GREENSBOROUGH 3088 (REI) **Agent Comments**

 4  2  2

Price: \$1,200,000

Method: Private Sale

Date: 08/05/2022

Property Type: House (Res)

Land Size: 791 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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