

# 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

21 Nandaly Court, Greensborough Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$940,000

### Median sale price

Median price \$1,052,000 Property Type House Suburb Greensborough

Period - From 01/10/2021 to 31/12/2021 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	22 Pinehills Dr GREENSBOROUGH 3088	\$931,500	21/01/2022
2	212 Plenty River Dr GREENSBOROUGH 3088	\$925,000	18/09/2021
3	12 Birrakay Ct GREENSBOROUGH 3088	\$905,000	04/12/2021

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:

02/02/2022 08:33