

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 Shaylor Court 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

\$940,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Greensborough

Period-from

01 Nov 2020

to

31 Oct 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

8 Gibcoe Street Greensborough VIC 3088	\$935,000	17-May-21
18 Glengala Court Greensborough VIC 3088	\$1,010,000	30-Sep-21
7 Janet Court Yallambie VIC 3085	\$945,000	03-Sep-21

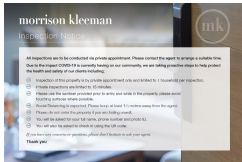
OR

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: 09 November 2021



8 Gibcoe Street Greensborough VIC 3088 Sold Price **\$935,000** Sold Date **17-May-21**
Distance **0.63km**
4 2 4



18 Glengala Court Greensborough VIC 3088 Sold Price ^{RS} **\$1,010,000** Sold Date **30-Sep-21**
Distance **1.04km**
4 2 2



7 Janet Court Yallambie VIC 3085 Sold Price **\$945,000** Sold Date **03-Sep-21**
Distance **1.63km**
4 2 3

RS = Recent sale UN = Undisclosed Sale

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