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

1 & 2/15 Strickland Court, Greensborough Vic 3088

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | |
|--|-------------|-----|-------------|-----|-------------|------|--------|---------------|--|--|
| Range betweer | \$1,300,000 | | & | | \$1,400,000 | | | | | |
| Median sale p | rice | | | | | | | | | |
| Median price | \$960,000 | Pro | operty Type | Hou | se | | Suburb | Greensborough | | |
| Period - From | 01/10/2022 | to | 30/09/2023 | | So | urce | 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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|-------------------------------------|-------------|--------------|
| 1 | 25 Bonnie Doone St BRIAR HILL 3088 | \$1,355,000 | 05/08/2023 |
| 2 | 6 Aminya PI BRIAR HILL 3088 | \$1,300,000 | 19/10/2023 |
| 3 | 61a Greenhill Rd GREENSBOROUGH 3088 | \$1,285,000 | 19/06/2023 |

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:

08/11/2023 16:53





Aaron Yeats

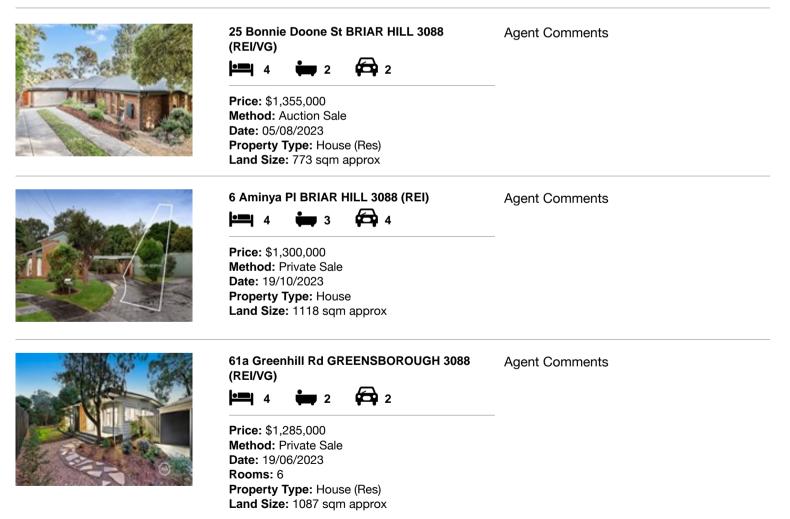




Property Type: House Land Size: 782 sqm approx Agent Comments 9431 1222 0400 067 024 aaronyeats@jelliscraig.com.au

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price Year ending September 2023: \$960,000

Comparable Properties



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





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