

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 between \$1,300,000 & \$1,400,000

Median sale price

Median price \$960,000 Property Type House Suburb Greensborough

Period - From 01/10/2022 to 30/09/2023 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	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

1 & 2/15 Strickland Court, Greensborough Vic 3088

**Jellis
Craig**

Aaron Yeats

9431 1222

0400 067 024

aaronyeats@jellisrcraig.com.au

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending September 2023: \$960,000



 4  2  2

Property Type: House

Land Size: 782 sqm approx

Agent Comments

Comparable Properties



25 Bonnie Doone St BRIAR HILL 3088 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,355,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)

Land Size: 773 sqm approx



6 Aminya PI BRIAR HILL 3088 (REI)

Agent Comments

 4  3  4

Price: \$1,300,000

Method: Private Sale

Date: 19/10/2023

Property Type: House

Land Size: 1118 sqm approx



61a Greenhill Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,285,000

Method: Private Sale

Date: 19/06/2023

Rooms: 6

Property Type: House (Res)

Land Size: 1087 sqm approx

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



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