

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

3 Kenwyn Court, Greensborough Vic 3088

Indicative selling price

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

Range between

\$790,000

&

\$860,000

Median sale price

Median price

\$1,000,000

Property Type

House

Suburb

Greensborough

Period - From

01/01/2022

to

31/12/2022

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	29 Pamburra Ct GREENSBOROUGH 3088	\$830,000	22/12/2022
2	10 Doowi Ct GREENSBOROUGH 3088	\$830,000	21/10/2022
3	4 Naroo Cl GREENSBOROUGH 3088	\$780,000	14/11/2022

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:

13/04/2023 13:00

3 Kenwyn Court, Greensborough Vic 3088

**Jellis
Craig**

Pina Kara

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Indicative Selling Price

\$790,000 - \$860,000

Median House Price

Year ending December 2022: \$1,000,000



3 2

Rooms: 3

Property Type: House (Res)

Land Size: 590.975 sqm approx

Agent Comments

Comparable Properties

**29 Pamburra Ct GREENSBOROUGH 3088
(REI)**

Agent Comments

3 - -

Price: \$830,000

Method: Private Sale

Date: 22/12/2022

Property Type: House (Res)



**10 Doowi Ct GREENSBOROUGH 3088
(REI/VG)**

Agent Comments

3 2 2

Price: \$830,000

Method: Private Sale

Date: 21/10/2022

Rooms: 6

Property Type: House (Res)

Land Size: 670 sqm approx



4 Naroo CI GREENSBOROUGH 3088 (REI)

Agent Comments

3 2 2

Price: \$780,000

Method: Private Sale

Date: 14/11/2022

Rooms: 5

Property Type: House (Res)

Land Size: 750 sqm approx

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



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