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 | 3 Kenwyn Court, Greensborough Vic 3088 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

| Range between \$790,000 & \$860,000 | Range between | \$790,000 | & | \$860,000 |
|-------------------------------------|---------------|-----------|---|-----------|
|-------------------------------------|---------------|-----------|---|-----------|

Median sale price

| Median price | \$1,000,000 | Pro | perty 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

| Add | dress 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 CI GREENSBOROUGH 3088 | \$780,000 | 14/11/2022 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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 |
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Indicative Selling Price \$790,000 - \$860,000 **Median House Price** Year ending December 2022: \$1,000,000



Property Type: House (Res) Land Size: 590.975 sqm approx

Agent Comments

Rooms: 3

Comparable Properties

29 Pamburra Ct GREENSBOROUGH 3088

(REI)

--- 3

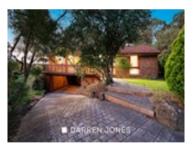




Price: \$830,000 Method: Private Sale Date: 22/12/2022

Property Type: House (Res)

Agent Comments



10 Doowi Ct GREENSBOROUGH 3088

(REI/VG)





Price: \$830,000 Method: Private Sale Date: 21/10/2022 Rooms: 6

Property Type: House (Res) Land Size: 670 sqm approx

Agent Comments



4 Naroo CI GREENSBOROUGH 3088 (REI)

-3





Agent Comments

Price: \$780,000 Method: Private Sale Date: 14/11/2022

Rooms: 5 Property Type: House (Res) Land Size: 750 sqm approx

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