

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

14 Nandaly Court, Greensborough Vic 3088

Indicative selling price

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

Single price

\$1,000,000

Median sale price

Median price

\$1,052,000

Property Type

House

Suburb

Greensborough

Period - From

01/10/2021

to

31/12/2021

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	33 Kurrajong Cr WATSONIA NORTH 3087	\$1,007,000	05/02/2022
2	2 Akima CI GREENSBOROUGH 3088	\$1,001,000	13/12/2021
3	51 Punkerri Cirt GREENSBOROUGH 3088	\$980,000	14/02/2022

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:

06/04/2022 16:37

14 Nandaly Court, Greensborough Vic 3088

**Jellis
Craig**

John Le Gros

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Indicative Selling Price

\$1,000,000

Median House Price

December quarter 2021: \$1,052,000



3 2 2

Property Type: House

Land Size: 640 sqm approx

Agent Comments

Comparable Properties



33 Kurrajong Cr WATSONIA NORTH 3087 (REI) **Agent Comments**

3 2 3

Price: \$1,007,000

Method: Auction Sale

Date: 05/02/2022

Property Type: House (Res)

Land Size: 539 sqm approx



2 Akima Cl GREENSBOROUGH 3088 (REI/VG) **Agent Comments**

3 2 3

Price: \$1,001,000

Method: Private Sale

Date: 13/12/2021

Rooms: 8

Property Type: House (Res)

Land Size: 611 sqm approx



51 Punkerri Cirt GREENSBOROUGH 3088 (REI) **Agent Comments**

3 2 2

Price: \$980,000

Method: Private Sale

Date: 14/02/2022

Rooms: 7

Property Type: House (Res)

Land Size: 716 sqm approx

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



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