Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	14 Nandaly Court, Greensborough Vic 3088
Including suburb and	-
postcode	

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	Pro	pperty Type Hou	ıse	;	Suburb	Greensborough
Period - From 01/10/2021	to	31/12/2021	Soi	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.

Address of comparable property

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



Date of sale



John Le Gros 03 9439 1222 0422 608 038 johnlegros@jelliscraig.com.au

> Indicative Selling Price \$1,000,000

Median House Price
December quarter 2021: \$1,052,000

– 3 **–** 2 **–**

Property Type: House **Land Size:** 640 sqm approx

Agent Comments



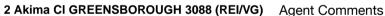
Comparable Properties

33 Kurrajong Cr WATSONIA NORTH 3087 (REI) Agent Comments

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Price: \$1,007,000 **Method:** Auction Sale **Date:** 05/02/2022

Property Type: House (Res)
Land Size: 539 sqm approx



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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)

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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





Agent Comments