

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

2 Sapphire Court Greensborough VIC 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Greensborough

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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 6 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

Address of comparable property	Price	Date of sale
20 Diamond Boulevard Greensborough VIC 3088	\$640,000	16-Sep-19
1 Jade Court Greensborough VIC 3088	\$641,300	19-Jul-19

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 6 months.

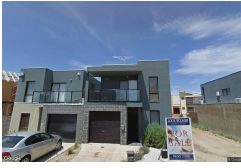
This Statement of Information was prepared on: 01 November 2019

Ciaran Brannigan

P 94357666

M 0410 544 478

E cbrannigan@morrisonkleeman.com.au



**20 Diamond Boulevard
Greensborough VIC 3088**

3 2 1

Sold Price **\$640,000** Sold Date **16-Sep-19**

Distance **0.09km**



**1 Jade Court Greensborough VIC
3088**

3 2 1

Sold Price **\$641,300** Sold Date **19-Jul-19**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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