

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 Shaylor 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

*House

*Unit

Suburb

Greensborough

Period-from

01 Aug 2018

to

31 Jul 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

11 Middleton Street Watsonia North VIC 3087	\$635,000	13-Apr-19
11 Busst Drive Watsonia North VIC 3087	\$650,000	14-May-19
10 Joyce Avenue Greensborough VIC 3088	\$656,500	21-Mar-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.~~

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**11 Middleton Street Watsonia North
VIC 3087**
 3  1  2

Sold Price

\$635,000

Sold Date

13-Apr-19

Distance

1.49km

**11 Busst Drive Watsonia North VIC
3087**
 3  1  2

Sold Price

\$650,000

Sold Date

14-May-19

Distance

1.71km

**10 Joyce Avenue Greensborough
VIC 3088**
 3  2  -

Sold Price

\$656,500

Sold Date

21-Mar-19

Distance

1.27km

**42 Yerrawa Drive Watsonia VIC
3087**
 3  1  2

Sold Price

\$690,000

Sold Date

17-Apr-19

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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