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	7 DOOWI 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	$1,050,000	&	$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$980,000	Property type	House	Suburb	Greensborough
Period-from	01 May 2023	to	30 Apr 2024	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
2 KOWA COURT GREENSBOROUGH VIC 3088	$1,110,000	27-Apr-24
4 LOOMAI CLOSE GREENSBOROUGH VIC 3088	$1,050,000	16-Feb-24
23 EASTGATE DRIVE GREENSBOROUGH VIC 3088	$1,130,000	19-Mar-24

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: 13 May 2024

morrison kleeman

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2 KOWA COURT GREENSBOROUGH VIC 3088

4 2 2

Sold Price RS $1,110,000 Sold Date 27-Apr-24

Distance 0.06km



4 LOOMAI CLOSE GREENSBOROUGH VIC 3088

4 3 2

Sold Price $1,050,000 Sold Date 16-Feb-24

Distance 0.95km



23 EASTGATE DRIVE GREENSBOROUGH VIC 3088

4 2 2

Sold Price RS $1,130,000 Sold Date 19-Mar-24

Distance 1.3km

RS = Recent sale **UN** = Undisclosed Sale

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