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 Glen Valley Court, Greensborough Vic 3088

Indicative selling price

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

Range between $830,000 & $880,000

Median sale price

Median price $1,087,996 Property Type House Suburb Greensborough

Period - From 01/04/2024 to 30/06/2024 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	76 Nepean St WATSONIA 3087	$896,500	18/05/2024
2	10 Manfred St WATSONIA 3087	$870,000	10/07/2024
3	11 Delta Rd GREENSBOROUGH 3088	$845,000	13/06/2024

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: 15/07/2024 15:57

14 Glen Valley Court, Greensborough Vic 3088



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Property Type:
Agent Comments

Indicative Selling Price
$830,000 - $880,000
Median House Price
June quarter 2024: $1,087,996

Comparable Properties



76 Nepean St WATSONIA 3087 (REI)

3 1 2

Price: $896,500
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 638 sqm approx

Agent Comments



10 Manfred St WATSONIA 3087 (REI)

3 1 2

Price: $870,000
Method: Sold Before Auction
Date: 10/07/2024
Property Type: House (Res)
Land Size: 648 sqm approx

Agent Comments



11 Delta Rd GREENSBOROUGH 3088 (REI)

3 1 1

Price: $845,000
Method: Private Sale
Date: 13/06/2024
Rooms: 5
Property Type: House (Res)
Land Size: 593 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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