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	15 Bunyarra Court, Greensborough Vic 3088

Indicative selling price

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

Range between $1,050,000 & $1,150,000

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	35 Plenty River Dr GREENSBOROUGH 3088	$1,100,000	25/07/2024
2	26 Glenwood Dr GREENSBOROUGH 3088	$1,135,000	04/07/2024
3	22 Tangari Ct GREENSBOROUGH 3088	$1,120,000	29/06/2024

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: 15/08/2024 16:01

15 Bunyarra Court, Greensborough Vic 3088

Dean Wolfe
94321444
0402316333
deanwolfe@jelliscraig.com.au



4 2 3

Property Type: House
Land Size: 589 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
June quarter 2024: $1,087,996

Comparable Properties



35 Plenty River Dr GREENSBOROUGH 3088 (REI)

3 2 4

Price: $1,100,000
Method: Sold Before Auction
Date: 25/07/2024
Property Type: House (Res)
Land Size: 682 sqm approx

Agent Comments



26 Glenwood Dr GREENSBOROUGH 3088 (REI)

4 2 2

Price: $1,135,000
Method: Private Sale
Date: 04/07/2024
Property Type: House
Land Size: 600 sqm approx

Agent Comments



22 Tangari Ct GREENSBOROUGH 3088 (REI/VG)

4 3 3

Price: $1,120,000
Method: Auction Sale
Date: 29/06/2024
Property Type: House (Res)
Land Size: 665 sqm approx

Agent Comments

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