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 Kerta Close, Greensborough Vic 3088

Indicative selling price

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

Range between $870,000 & $930,000

Median sale price

Median price $1,020,000 Property Type House Suburb Greensborough

Period - From 20/12/2023 to 19/12/2024 Source Property Data

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	33 Eastgate Dr GREENSBOROUGH 3088	$966,000	10/12/2024
2	8 Wolangi Ct GREENSBOROUGH 3088	$865,000	30/11/2024
3	33 Collendina Cr GREENSBOROUGH 3088	$965,000	13/09/2024

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: 20/12/2024 13:28

7 Kerta Close, Greensborough Vic 3088



3 2 2

Rooms: 5
Property Type: House (Res)
Land Size: 570 sqm approx

Agent Comments

Indicative Selling Price
$870,000 - $930,000
Median House Price
20/12/2023 - 19/12/2024: $1,020,000

Comparable Properties



33 Eastgate Dr GREENSBOROUGH 3088 (REI)

3 2 4

Price: $966,000
Method: Private Sale
Date: 10/12/2024
Property Type: House
Land Size: 611 sqm approx

Agent Comments



8 Wolangi Ct GREENSBOROUGH 3088 (REI)

3 2 2

Price: $865,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 746 sqm approx

Agent Comments



33 Collendina Cr GREENSBOROUGH 3088 (REI)

3 2 2

Price: $965,000
Method: Private Sale
Date: 13/09/2024
Property Type: House
Land Size: 731 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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