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	2 Nym Court, Greensborough Vic 3088

Indicative selling price

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

Single price $880,000

Median sale price

Median price $1,025,000 Property Type House Suburb Greensborough

Period - From 01/01/2024 to 31/12/2024 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	10 Hamilton Ct WATSONIA NORTH 3087	$910,000	08/11/2024
2	5 Keda Pl GREENSBOROUGH 3088	$950,000	19/10/2024
3	5 Hamish Ct GREENSBOROUGH 3088	$940,000	07/08/2024

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: 21/01/2025 14:31

2 Nym Court, Greensborough Vic 3088

Brett Sparks
94321444
0411131938
brettsparks@jelliscraig.com.au



4 3 1

Property Type: House
Land Size: 819 sqm approx

Agent Comments

Indicative Selling Price
$880,000
Median House Price
Year ending December 2024: $1,025,000

Comparable Properties



10 Hamilton Ct WATSONIA NORTH 3087 (REI/VG)

5 3 2

Price: $910,000
Method: Sold Before Auction
Date: 08/11/2024
Property Type: House (Res)
Land Size: 597 sqm approx

Agent Comments



5 Keda Pl GREENSBOROUGH 3088 (REI)

4 2 3

Price: $950,000
Method: Private Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 850 sqm approx

Agent Comments



5 Hamish Ct GREENSBOROUGH 3088 (REI/VG)

4 2 1

Price: $940,000
Method: Private Sale
Date: 07/08/2024
Property Type: House
Land Size: 672 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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