

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 SAUL 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

\$760,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Greensborough

Period-from

01 Apr 2022

to

31 Mar 2023

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

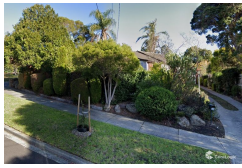
23 MEDBURY AVENUE WATSONIA VIC 3087	\$770,000	23-Mar-23
66 NEPEAN STREET WATSONIA VIC 3087	\$815,000	25-Mar-23
48 VERMONT PARADE GREENSBOROUGH VIC 3088	\$850,000	06-Mar-23

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: 05 April 2023

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**23 MEDBURY AVENUE WATSONIA
VIC 3087**

3 1 1

Sold Price

^{RS} **\$770,000**

Sold Date

23-Mar-23

Distance

0.87km



**66 NEPEAN STREET WATSONIA
VIC 3087**

3 1 2

Sold Price

^{RS} **\$815,000**

Sold Date

25-Mar-23

Distance

0.73km



**48 VERMONT PARADE
GREENSBOROUGH VIC 3088**

3 1 3

Sold Price

^{RS} **\$850,000**

Sold Date

06-Mar-23

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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