

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

2/15 Warwick Road 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

\$730,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Greensborough

Period-from

01 Jan 2021

to

31 Dec 2021

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

11/174 Elder Street Greensborough VIC 3088	\$750,000	29-Dec-21
2/3 Echuca Road Greensborough VIC 3088	\$726,500	20-Dec-21
4/157-159 Henry Street Greensborough VIC 3088	\$775,000	23-Oct-21

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: 24 January 2022

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**11/174 Elder Street Greensborough
VIC 3088**

3 2 1

Sold Price

^{RS} **\$750,000**

Sold Date

29-Dec-21

Distance

1.28km



**2/3 Echuca Road Greensborough
VIC 3088**

3 1 1

Sold Price

^{RS} **\$726,500** ^{UN}

Sold Date

20-Dec-21

Distance

0.29km



**4/157-159 Henry Street
Greensborough VIC 3088**

3 2 2

Sold Price

\$775,000

Sold Date

23-Oct-21

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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