## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 3/7 Charles Street, Greensborough Vic 3088

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,000,000		&		\$1,100,000				
Median sale price									
Median price	\$880,000	Pro	operty Type	Том	nhouse		Suburb	Greensborough	
Period - From	14/02/2024	to	13/02/2025		So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	2/22 Nepean St WATSONIA 3087	\$1,015,000	07/12/2024
2	198-200 Grimshaw St GREENSBOROUGH 3088	\$1,050,000	08/11/2024
3	1a Boulton Ct GREENSBOROUGH 3088	\$1,040,000	31/08/2024

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:

14/02/2025 09:28





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Property Type: Townhouse Agent Comments

**Indicative Selling Price** \$1,000,000 - \$1,100,000 **Median Townhouse Price** 14/02/2024 - 13/02/2025: \$880,000

# **Comparable Properties**



2/22 Nepean St WATSONIA 3087 (REI) 2 3 2

Price: \$1,015,000 Method: Auction Sale Date: 07/12/2024 Property Type: Townhouse (Res) Land Size: 257 sqm approx

198-200 Grimshaw St GREENSBOROUGH 3088 (REI)

Agent Comments

Agent Comments

Agent Comments





Price: \$1,050,000 Method: Private Sale Date: 08/11/2024



Property Type: House (Res) Land Size: 948 sqm approx

1a Boulton Ct GREENSBOROUGH 3088 (REI/VG)

2 3 2

Price: \$1,040,000 Method: Auction Sale Date: 31/08/2024 Property Type: House (Res) Land Size: 346 sqm approx

#### Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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