

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 3/7 Charles Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$880,000 Property Type Townhouse Suburb Greensborough

Period - From 14/02/2024 to 13/02/2025 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	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



 3  2  2

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)

Agent Comments

 3  2  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

 3  2  2

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)

Agent Comments

 3  2  2

Price: \$1,040,000

Method: Auction Sale

Date: 31/08/2024

Property Type: House (Res)

Land Size: 346 sqm approx