

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

1/211 NEPEAN STREET 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Greensborough

Period-from

01 Aug 2023

to

31 Jul 2024

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

5/2 FERNSIDE AVENUE BRIAR HILL VIC 3088	\$700,000	18-May-24
8/73-75 NELL STREET GREENSBOROUGH VIC 3088	\$690,000	23-Apr-24
6/73-75 NELL STREET GREENSBOROUGH VIC 3088	\$650,000	08-May-24

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: 06 August 2024

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5/2 FERNSIDE AVENUE BRIAR HILL VIC 3088 Sold Price ^{RS} **\$700,000** Sold Date **18-May-24**
Distance **1.37km**

2 1 1



8/73-75 NELL STREET GREENSBOROUGH VIC 3088 Sold Price **\$690,000** Sold Date **23-Apr-24**
Distance **0.56km**

2 1 1



6/73-75 NELL STREET GREENSBOROUGH VIC 3088 Sold Price **\$650,000** Sold Date **08-May-24**
Distance **0.53km**

2 1 1

RS = Recent sale **UN** = Undisclosed Sale

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