

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

1/8-10 William Street, Greensborough Vic 3088

Indicative selling price

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

Single price

\$610,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Greensborough

Period - From

01/04/2019

to

31/03/2020

Source

REIV

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	24 Broad St GREENSBOROUGH 3088	\$625,000	14/03/2020
2	3/19-21 Lyell Pde GREENSBOROUGH 3088	\$610,000	15/06/2020
3	1/245 Nepean St GREENSBOROUGH 3088	\$606,000	24/04/2020

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:

07/07/2020 09:08



3 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$610,000

Median Unit Price

Year ending March 2020: \$640,000

Comparable Properties



24 Broad St GREENSBOROUGH 3088 (REI/VG) **Agent Comments**

3 1 1

Price: \$625,000

Method: Auction Sale

Date: 14/03/2020

Property Type: Townhouse (Res)

Land Size: 235 sqm approx



3/19-21 Lyell Pde GREENSBOROUGH 3088 (REI) **Agent Comments**

2 1 1

Price: \$610,000

Method: Private Sale

Date: 15/06/2020

Rooms: 4

Property Type: Unit



1/245 Nepean St GREENSBOROUGH 3088 (REI/VG) **Agent Comments**

3 1 1

Price: \$606,000

Method: Private Sale

Date: 24/04/2020

Rooms: 5

Property Type: House (Res)