

# 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

1/54 Warwick Road, Greensborough Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$750,000

### Median sale price

Median price \$622,500 Property Type Unit Suburb Greensborough

Period - From 01/01/2020 to 31/12/2020 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	4/95 Nell St GREENSBOROUGH 3088	\$750,000	04/08/2020
2	2/87 Elder St WATSONIA 3087	\$750,000	24/08/2020
3	29 Vermont Pde GREENSBOROUGH 3088	\$737,000	30/11/2020

**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:

01/02/2021 12:46



3 1 1

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**4/95 Nell St GREENSBOROUGH 3088 (REI/VG)** Agent Comments

3 2 2

**Price:** \$750,000

**Method:** Private Sale

**Date:** 04/08/2020

**Property Type:** House



**2/87 Elder St WATSONIA 3087 (REI/VG)** Agent Comments

3 1 2

**Price:** \$750,000

**Method:** Private Sale

**Date:** 24/08/2020

**Property Type:** House (Res)

**Land Size:** 728 sqm approx



**29 Vermont Pde GREENSBOROUGH 3088 (REI)** Agent Comments

3 1 1

**Price:** \$737,000

**Method:** Private Sale

**Date:** 30/11/2020

**Rooms:** 5

**Property Type:** House (Res)