



Nick Dinakis
9435 7666
0410 742 804

ndinakis@morrisonkleeman.com.au

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

1/184 Grimshaw Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$580,000

&

\$620,000

Median sale price

Median price \$660,000

House

Unit

X

Suburb Greensborough

Period - From 01/04/2017

to

30/06/2017

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 | 2/186 Grimshaw St GREENSBOROUGH 3088 | \$610,000 | 17/07/2017 |
| 2 | 3/140-144 Watsonia Rd WATSONIA 3087 | \$600,000 | 24/06/2017 |
| 3 | 1/111 Nepean St GREENSBOROUGH 3088 | \$585,000 | 15/07/2017 |

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.~~

1/184 Grimshaw Street, Greensborough Vic 3088



Nick Dinakis

9435 7666

0410 742 804

ndinakis@morrisonkleeman.com.au

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

June quarter 2017: \$660,000



2 1 2

Rooms:

Property Type: Unit

Land Size: 315 sqm approx

Agent Comments

Comparable Properties



2/186 Grimshaw St GREENSBOROUGH 3088 (REI)

Agent Comments

2 2 1

Price: \$610,000

Method: Auction Sale

Date: 17/07/2017

Rooms: 4

Property Type: Unit

Land Size: 209 sqm approx



3/140-144 Watsonia Rd WATSONIA 3087 (REI)

Agent Comments

2 1 1

Price: \$600,000

Method: Auction Sale

Date: 24/06/2017

Rooms: -

Property Type: Unit

Land Size: 288 sqm approx



1/111 Nepean St GREENSBOROUGH 3088 (REI)

Agent Comments

2 1 1

Price: \$585,000

Method: Auction Sale

Date: 15/07/2017

Rooms: 3

Property Type: Unit

Land Size: 240 sqm approx

Account - Morrison Kleeman | P: 03 94312444 | F: 03 94312650

Generated: 16/08/2017 12:47



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.