

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

1/12 Adeline 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

\$795,000

&

\$865,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Greensborough

Period-from

01 Jan 2021

to

31 Dec 2021

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

4/233-235 Nepean Street Greensborough VIC 3088	\$820,000	28-Sep-21
2/32 Sellars Street Watsonia North VIC 3087	\$822,000	04-Dec-21
16B Morwell Avenue Watsonia VIC 3087	\$910,000	11-Oct-21

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: 24 January 2022



**4/233-235 Nepean Street
Greensborough VIC 3088**

 3  2  2

Sold Price

\$820,000

Sold Date

28-Sep-21

Distance

1.45km



**2/32 Sellars Street Watsonia North
VIC 3087**

 3  2  1

Sold Price

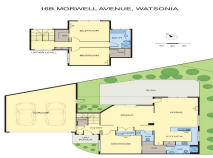
^{RS}**\$822,000**

Sold Date

04-Dec-21

Distance

0.84km



**16B Morwell Avenue Watsonia VIC
3087**

 3  2  2

Sold Price

\$910,000

Sold Date

11-Oct-21

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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