

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

3/55 LORIMER 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Greensborough

Period-from

01 Nov 2021

to

31 Oct 2022

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

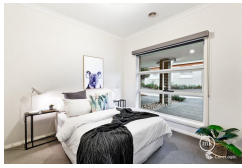
Date of sale

5/95 ALEXANDRA STREET GREENSBOROUGH VIC 3088	\$575,000	20-Oct-22
3/3 SHERBOURNE ROAD BRIAR HILL VIC 3088	\$590,000	16-Jul-22
7/38 KEMPSTON STREET GREENSBOROUGH VIC 3088	\$575,000	02-Aug-22

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: 02 November 2022



**5/95 ALEXANDRA STREET
GREENSBOROUGH VIC 3088**

2 1 1

Sold Price

^{RS}

\$575,000

Sold Date

20-Oct-22

Distance

0.81km



**3/3 SHERBOURNE ROAD BRIAR
HILL VIC 3088**

2 1 1

Sold Price

\$590,000

Sold Date

16-Jul-22

Distance

1.99km



**7/38 KEMPSTON STREET
GREENSBOROUGH VIC 3088**

2 1 1

Sold Price

\$575,000

Sold Date

02-Aug-22

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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