

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

180B HENRY 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

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,500

Property type

Unit

Suburb

Greensborough

Period-from

01 Apr 2022

to

31 Mar 2023

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

1/16 HART AVENUE GREENSBOROUGH VIC 3088	\$772,500	25-Jan-23
1/5 MCDOWELL STREET GREENSBOROUGH VIC 3088	\$795,000	25-Mar-23
2/27-29 JESSOP STREET GREENSBOROUGH VIC 3088	\$809,000	12-Mar-23

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: 05 April 2023

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**1/16 HART AVENUE
GREENSBOROUGH VIC 3088**

3 1 2

Sold Price **\$772,500** Sold Date **25-Jan-23**

Distance **0.52km**



**1/5 MCDOWELL STREET
GREENSBOROUGH VIC 3088**

3 1 1

Sold Price ^{RS} **\$795,000** Sold Date **25-Mar-23**

Distance **0.38km**



**2/27-29 JESSOP STREET
GREENSBOROUGH VIC 3088**

3 2 2

Sold Price ^{RS} **\$809,000** Sold Date **12-Mar-23**

Distance **0.67km**

RS = Recent sale **UN** = Undisclosed Sale

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