

# 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

129 Nepean Street, 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 \$680,000 & \$740,000

### Median sale price

Median price \$800,000 Property Type House Suburb Greensborough

Period - From 01/04/2019 to 31/03/2020 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.

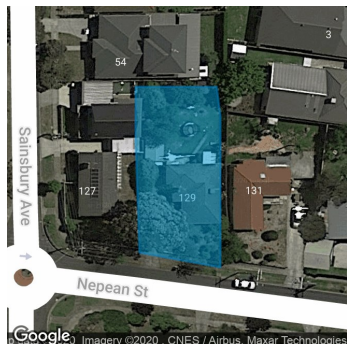
	Address of comparable property	Price	Date of sale
1	56 Macorna St WATSONIA NORTH 3087	\$738,000	14/02/2020
2	3 Howard St GREENSBOROUGH 3088	\$710,000	23/04/2020
3	317 Grimshaw St WATSONIA 3070	\$682,000	23/04/2020

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:

22/06/2020 15:58



3   -  

**Property Type:** House (Res)

**Land Size:** 742 sqm approx

Agent Comments

**Indicative Selling Price**

\$680,000 - \$740,000

**Median House Price**

Year ending March 2020: \$800,000

## Comparable Properties



**56 Macorna St WATSONIA NORTH 3087 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$738,000

**Method:** Auction Sale

**Date:** 14/02/2020

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 540 sqm approx



**3 Howard St GREENSBOROUGH 3088 (REI)**

Agent Comments

3   1   2

**Price:** \$710,000

**Method:** Auction Sale

**Date:** 23/04/2020

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 664 sqm approx



**317 Grimshaw St WATSONIA 3070 (REI)**

Agent Comments

3   1   1

**Price:** \$682,000

**Method:** Private Sale

**Date:** 23/04/2020

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 356 sqm approx