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	129 Nepean Street, Greensborough Vic 3088
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$800,000	Pro	perty 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

Add	dress 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 comparableproperties 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













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)

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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)









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)







Rooms: 4

Property Type: House (Res) Land Size: 356 sqm approx

Agent Comments

Agent Comments

Agent Comments



Price: \$682,000 Method: Private Sale Date: 23/04/2020

Account - Darren Jones | P: 9432 2544 | F: 9432 2537





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.