

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

5 Hamlet 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

\$1,025,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$927,500

Property type

House

Suburb

Greensborough

Period-from

01 Dec 2020

to

30 Nov 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

9 Armstrong Street Greensborough VIC 3088	\$1,070,000	09-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.

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Craig Parker
P 94357666
M 0404354686
E cparker@morrisonkleeman.com.au



**9 Armstrong Street Greensborough
VIC 3088**

Sold Price

^{RS}

\$1,070,000

Sold Date

09-Oct-21



4



2



2

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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