

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

5/54 WARWICK ROAD 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

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Greensborough

Period-from

01 Aug 2023

to

31 Jul 2024

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

2/4 VERMONT PARADE GREENSBOROUGH VIC 3088	\$816,250	29-Apr-24
2/180 NELL STREET GREENSBOROUGH VIC 3088	\$805,000	12-Aug-24
2/70 NELL STREET GREENSBOROUGH VIC 3088	\$770,000	10-Jun-24

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: 27 August 2024



**2/4 VERMONT PARADE
 GREENSBOROUGH VIC 3088**

3 1 1

Sold Price **\$816,250** Sold Date **29-Apr-24**

Distance **0.36km**



**2/180 NELL STREET
 GREENSBOROUGH VIC 3088**

3 1 -

Sold Price ^{RS} **\$805,000** Sold Date **12-Aug-24**

Distance **1.05km**



**2/70 NELL STREET
 GREENSBOROUGH VIC 3088**

3 1 2

Sold Price **\$770,000** Sold Date **10-Jun-24**

Distance **0.33km**

RS = Recent sale UN = Undisclosed Sale

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