

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

1/47 Lorimer Street, Greensborough Vic 3088

Indicative selling price

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

Range between

\$770,000

&

\$830,000

Median sale price

Median price

\$760,000

Property Type

Unit

Suburb

Greensborough

Period - From

01/04/2021

to

30/06/2021

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	11 Nokuna Ct GREENSBOROUGH 3088	\$820,000	24/08/2021
2	2 Paterson Cr GREENSBOROUGH 3088	\$800,000	02/10/2021
3	2/41 Princes St WATSONIA 3087	\$782,000	17/07/2021

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:

08/10/2021 12:53

1/47 Lorimer Street, Greensborough Vic 3088

**Jellis
Craig**

Scott Nugent
0438 054 993
scottnugent@jellisrcraig.com.au



 3  1  1

Property Type: Unit
Land Size: 342 sqm approx
Agent Comments

Indicative Selling Price
\$770,000 - \$830,000
Median Unit Price
June quarter 2021: \$760,000

Comparable Properties



11 Nokuna Ct GREENSBOROUGH 3088 (REI) **Agent Comments**

 3  1  1

Price: \$820,000
Method: Private Sale
Date: 24/08/2021
Property Type: House
Land Size: 524 sqm approx



2 Paterson Cr GREENSBOROUGH 3088 (REI) **Agent Comments**

 2  1  1

Price: \$800,000
Method: Auction Sale
Date: 02/10/2021
Property Type: House (Res)
Land Size: 570 sqm approx



2/41 Princes St WATSONIA 3087 (REI/VG) **Agent Comments**

 3  1  1

Price: \$782,000
Method: Auction Sale
Date: 17/07/2021
Rooms: 4
Property Type: Unit

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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