

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

1/4-6 WILLIAM 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

or range
between

\$730,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Greensborough

Period-from

01 Aug 2021

to

31 Jul 2022

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

12/68 DIAMOND CREEK ROAD GREENSBOROUGH VIC 3088	\$720,000	11-Jun-22
10/7 ECHUCA ROAD GREENSBOROUGH VIC 3088	\$733,000	04-Jun-22

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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**12/68 DIAMOND CREEK ROAD
GREENSBOROUGH VIC 3088**

3 2 1

Sold Price ^{RS} **\$720,000** Sold Date **11-Jun-22**

Distance **1.76km**



**10/7 ECHUCA ROAD
GREENSBOROUGH VIC 3088**

2 2 2

Sold Price **\$733,000** Sold Date **04-Jun-22**

Distance **1.23km**

RS = Recent sale **UN** = Undisclosed Sale

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