

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

12 VICTORIA 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,011,000

Property type

House

Suburb

Greensborough

Period-from

01 May 2021

to

30 Apr 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

21 MANFRED STREET WATSONIA VIC 3087	\$730,000	28-Mar-22
18 ECLIPSE CRESCENT WATSONIA VIC 3087	\$780,000	19-Jan-22
143 OLD PARA COURT MONTMORENCY VIC 3094	\$765,000	07-May-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.~~

This Statement of Information was prepared on: 18 May 2022

**21 MANFRED STREET WATSONIA
VIC 3087**3  1  1 

Sold Price

^{RS} **\$730,000**

Sold Date

28-Mar-22

Distance

1.67km**18 ECLIPSE CRESCENT WATSONIA
VIC 3087**3  1  1 

Sold Price

\$780,000

Sold Date

19-Jan-22

Distance

1.59km**143 OLD PARA COURT
MONTMORENCY VIC 3094**3  1  1 

Sold Price

^{RS} **\$765,000** ^{UN}

Sold Date

07-May-22

Distance

0.8km**RS** = Recent sale**UN** = Undisclosed Sale

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