

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

3/209 NEPEAN 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

\$850,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Greensborough

Period-from

01 May 2023

to

30 Apr 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

1/209 NEPEAN STREET GREENSBOROUGH VIC 3088	\$840,000	05-Nov-23
2/34 JESSOP STREET GREENSBOROUGH VIC 3088	\$920,000	01-Nov-23
3/88 PARA ROAD MONTMORENCY VIC 3094	\$860,000	24-Feb-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: 01 May 2024

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**1/209 NEPEAN STREET
GREENSBOROUGH VIC 3088**

4 1 2

Sold Price **\$840,000** Sold Date **05-Nov-23**

Distance **0.04km**



**2/34 JESSOP STREET
GREENSBOROUGH VIC 3088**

3 2 2

Sold Price **\$920,000** Sold Date **01-Nov-23**

Distance **1.37km**



**3/88 PARA ROAD MONTMORENCY
VIC 3094**

3 2 2

Sold Price **\$860,000** Sold Date **24-Feb-24**

Distance **0.94km**

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

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