

Brayden Schmidt

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

123 Nepean Street Greensborough VIC 3088

 3  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 & \$730,000

## Median Sale Price

\$790,000 Houses in Greensborough between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

## Comparable Property Sales

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.

	<b>5 Barry Street Watsonia VIC 3087</b>	Sold Price	<b>\$720,000</b>	Sold Date	<b>23-Feb-19</b>
	 3  1  1			Distance	<b>1.06km</b>
	<b>31 Princes Street Watsonia VIC 3087</b>	Sold Price	<b>\$725,000</b>	Sold Date	<b>22-Feb-19</b>
	 3  1  5			Distance	<b>1.73km</b>
	<b>64 Sainsbury Avenue Greensborough VIC 3088</b>	Sold Price <sup>RS</sup>	<b>\$725,000</b>	Sold Date	<b>04-Jun-19</b>
	 3  1  1			Distance	<b>0.09km</b>

RS = Recent sale      UN = Undisclosed Sale

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