

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

4/233-235 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Greensborough

Period-from

01 Aug 2020

to

31 Jul 2021

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

1/11 Warwick Road Greensborough VIC 3088	\$780,000	11-Jun-21
1/41 Bannerman Avenue Greensborough VIC 3088	\$755,500	16-Mar-21
2/91 St Helena Road Greensborough VIC 3088	\$832,000	09-Apr-21

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: 30 August 2021



**1/11 Warwick Road Greensborough
VIC 3088**

3 2 2

Sold Price

\$780,000

Sold Date

11-Jun-21

Distance

0.79km



**1/41 Bannerman Avenue
Greensborough VIC 3088**

3 2 2

Sold Price

\$755,500

Sold Date

16-Mar-21

Distance

1.07km



**2/91 St Helena Road
Greensborough VIC 3088**

3 2 2

Sold Price

\$832,000

Sold Date

09-Apr-21

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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