

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

1/31 Grimshaw 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

\$488,250

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,500

Property type

Other

Suburb

Greensborough

Period-from

01 Nov 2019

to

31 Oct 2020

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

1/22 Louis Street Greensborough VIC 3088	\$568,000	21-Jul-20
3/39 William Street Greensborough VIC 3088	\$690,000	02-Aug-20
8/174 Elder Street Greensborough VIC 3088	\$617,000	23-Jul-20

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: 07 November 2020

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**1/22 Louis Street Greensborough
VIC 3088**

Sold Price

\$568,000

Sold Date

21-Jul-20

 2  2  1

Distance

0.64km



**3/39 William Street Greensborough
VIC 3088**

Sold Price

\$690,000

Sold Date

02-Aug-20

 3  2  1

Distance

1.16km



**8/174 Elder Street Greensborough
VIC 3088**

Sold Price

\$617,000

Sold Date

23-Jul-20

 2  2  1

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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