

## 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

2/186 GRIMSHAW STREET GREENSBOROUGH VIC 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$709,950

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Greensborough

Period-from

01 Jul 2021

to

30 Jun 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

2/4 JESSOP STREET GREENSBOROUGH VIC 3088	\$712,500	06-Jun-22
2/26 VERMONT PARADE GREENSBOROUGH VIC 3088	\$755,000	25-Apr-22
2/5 MCKENZIE COURT GREENSBOROUGH VIC 3088	\$715,000	23-Jul-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: 27 July 2022



**2/4 JESSOP STREET  
GREENSBOROUGH VIC 3088**

2 1 1

Sold Price **\$712,500** Sold Date **06-Jun-22**

Distance **0.3km**



**2/26 VERMONT PARADE  
GREENSBOROUGH VIC 3088**

2 2 1

Sold Price <sup>RS</sup> **\$755,000** Sold Date **25-Apr-22**

Distance **0.45km**



**2/5 MCKENZIE COURT  
GREENSBOROUGH VIC 3088**

2 2 1

Sold Price <sup>RS</sup> **\$715,000** Sold Date **23-Jul-22**

Distance **1.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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