

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

3/15 Ester 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Greensborough

Period-from

01 Jan 2021

to

31 Dec 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

4/12 Hume Street Greensborough VIC 3088	\$675,000	17-Jan-22
6/59 Devonshire Road Watsonia VIC 3087	\$682,500	26-Oct-21
3/90 Watsonia Road Watsonia VIC 3087	\$660,000	02-Dec-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: 24 January 2022

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**4/12 Hume Street Greensborough
VIC 3088**

Sold Price

^{RS}

\$675,000

Sold Date

17-Jan-22

2

1

1

Distance

1.44km



**6/59 Devonshire Road Watsonia
VIC 3087**

Sold Price

\$682,500

Sold Date

26-Oct-21

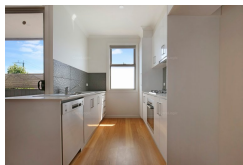
2

1

2

Distance

1.8km



**3/90 Watsonia Road Watsonia VIC
3087**

Sold Price

^{RS}

\$660,000

Sold Date

02-Dec-21

2

2

1

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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