

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

10a Lemon Tree Lane, Greensborough Vic 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000

&

\$740,000

Median sale price

Median price \$622,500

Property Type Unit

Suburb Greensborough

Period - From 01/01/2020

to 31/12/2020

Source REIV

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 six 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	3/39 Jessop St GREENSBOROUGH 3088	\$720,000	17/12/2020
2	3/39 William St GREENSBOROUGH 3088	\$690,000	03/08/2020
3			

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 six months.~~

This Statement of Information was prepared on:

01/02/2021 10:25



3 2 1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



3/39 Jessop St GREENSBOROUGH 3088 (REI) Agent Comments

3 2 2

Price: \$720,000

Method: Private Sale

Date: 17/12/2020

Property Type: Townhouse (Res)

Land Size: 259 sqm approx



3/39 William St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 2 1

Price: \$690,000

Method: Private Sale

Date: 03/08/2020

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 158 sqm approx

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 six months.