

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

2/30 Lorimer Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Greensborough

Period - From 01/01/2021 to 31/03/2021 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	2/92 Nell St GREENSBOROUGH 3088	\$783,000	22/05/2021
2	2/11 Boulton Ct GREENSBOROUGH 3088	\$762,500	12/03/2021
3	3/39 Jessop St GREENSBOROUGH 3088	\$720,000	07/01/2021

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:

09/06/2021 15:29



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Property Type: Unit
Land Size: 183 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median Unit Price
March quarter 2021: \$700,000

Comparable Properties



2/92 Nell St GREENSBOROUGH 3088 (REI)

Agent Comments

3 1 1

Price: \$783,000
Method: Auction Sale
Date: 22/05/2021
Property Type: Unit



2/11 Boulton Ct GREENSBOROUGH 3088 (REI)

Agent Comments

3 2 2

Price: \$762,500
Method: Private Sale
Date: 12/03/2021
Property Type: Unit
Land Size: 284 sqm approx



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

Agent Comments

3 2 2

Price: \$720,000
Method: Private Sale
Date: 07/01/2021
Property Type: Townhouse (Res)
Land Size: 259 sqm approx