

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

1/226 Nepean Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$635,000 Property Type Unit Suburb Greensborough

Period - From 23/03/2020 to 22/03/2021 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	25 Broad St GREENSBOROUGH 3088	\$630,000	23/12/2020
2	1/12 Riverview Rd MONTMORENCY 3094	\$609,000	16/01/2021
3	2/2 Fernside Av BRIAR HILL 3088	\$585,000	12/12/2020

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:

23/03/2021 12:08



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

23/03/2020 - 22/03/2021: \$635,000

Comparable Properties



25 Broad St GREENSBOROUGH 3088 (VG)

Agent Comments



Price: \$630,000

Method: Sale

Date: 23/12/2020

Property Type: Flat/Unit/Apartment (Res)



1/12 Riverview Rd MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$609,000

Method: Private Sale

Date: 16/01/2021

Property Type: Unit



2/2 Fernside Av BRIAR HILL 3088 (REI)

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 12/12/2020

Property Type: Unit