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 betweer	\$580,000		&		\$630,000					
Median sale p	rice									
Median price	\$635,000	Pro	operty Type	Unit			Suburb	Greensborough		
Period - From	23/03/2020	to	22/03/2021		So	urce	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.

Ado	dress 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



DARREN JONES

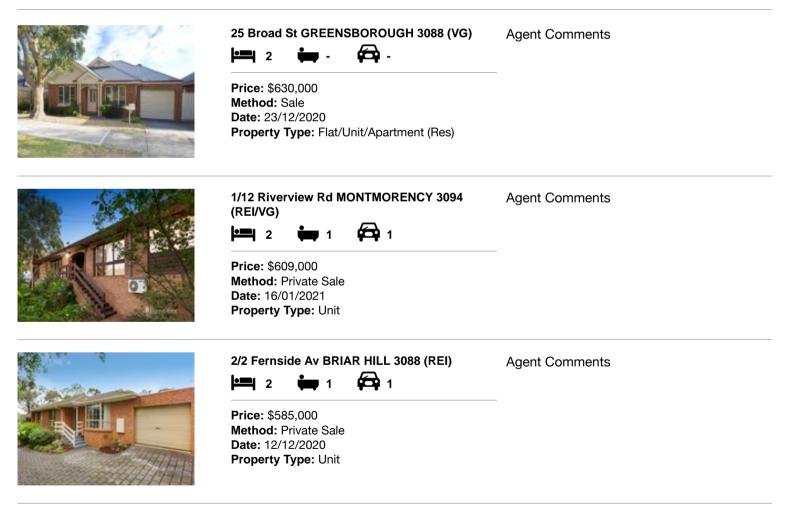




Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$580,000 - \$630,000 Median Unit Price 23/03/2020 - 22/03/2021: \$635,000

Comparable Properties



Account - Darren Jones | P: 9432 2544 | F: 9432 2537





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.