

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 110/25-33 Grimshaw Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$540,000 & \$590,000

Median sale price

Median price \$719,250 Property Type Unit Suburb Greensborough

Period - From 01/10/2023 to 31/12/2023 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	4/31 Grimshaw St GREENSBOROUGH 3088	\$625,000	07/10/2023
2	1/8-14 Grimshaw St GREENSBOROUGH 3088	\$457,000	07/10/2023
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: 22/01/2024 15:09



Property Type: Apartment

Agent Comments

Comparable Properties



4/31 Grimshaw St GREENSBOROUGH 3088 (VG)

Agent Comments

Same complex but larger apartment



Price: \$625,000

Method: Sale

Date: 07/10/2023

Property Type: Subdivided Unit/Villa/Townhouse

- Single OYO Unit



1/8-14 Grimshaw St GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$457,000

Method: Private Sale

Date: 07/10/2023

Property Type: Unit

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.