

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 203 Nepean Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$700,500 Property Type Unit Suburb Greensborough

Period - From 01/04/2023 to 31/03/2024 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	87 Hailes St GREENSBOROUGH 3088	\$945,000	20/03/2024
2	2/20 Willis St GREENSBOROUGH 3088	\$941,000	11/12/2023
3	1/87 Elder St WATSONIA 3087	\$880,000	02/12/2023

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: 18/04/2024 12:22



3 1 2

Property Type: House
Land Size: 1008 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$950,000
Median Unit Price
 Year ending March 2024: \$700,500

Comparable Properties



87 Hailes St GREENSBOROUGH 3088 (REI)

Agent Comments

3 2 1

Price: \$945,000
Method: Sold Before Auction
Date: 20/03/2024
Property Type: House (Res)
Land Size: 467 sqm approx



2/20 Willis St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 2 2

Price: \$941,000
Method: Private Sale
Date: 11/12/2023
Property Type: Townhouse (Res)
Land Size: 274 sqm approx



1/87 Elder St WATSONIA 3087 (REI/VG)

Agent Comments

3 1 2

Price: \$880,000
Method: Private Sale
Date: 02/12/2023
Property Type: House
Land Size: 335 sqm approx

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