

## 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

124 NEPEAN STREET GREENSBOROUGH VIC 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$995,000

Property type

House

Suburb

Greensborough

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

### 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 6 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

3 GLAMIS STREET GREENSBOROUGH VIC 3088	\$1,110,000	24-Mar-24
5 ULMARA PLACE GREENSBOROUGH VIC 3088	\$1,090,000	17-Feb-24

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 6 months.

This Statement of Information was prepared on: 03 July 2024

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**3 GLAMIS STREET  
GREENSBOROUGH VIC 3088**

 4  2  2

Sold Price **\$1,110,000** Sold Date **24-Mar-24**

Distance **1.45km**



**5 ULMARA PLACE  
GREENSBOROUGH VIC 3088**

 4  2  2

Sold Price **\$1,090,000** Sold Date **17-Feb-24**

Distance **1.76km**

RS = Recent sale      UN = Undisclosed Sale

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