

## 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

17 LEMON TREE LANE 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

\$550,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Greensborough

Period-from

01 May 2023

to

30 Apr 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

3/46 ELDER STREET WATSONIA VIC 3087	\$538,000	19-Jan-24
1/94-100 NEPEAN STREET WATSONIA VIC 3087	\$550,000	06-Feb-24
4/268 GRIMSHAW STREET WATSONIA NORTH VIC 3087	\$590,000	11-Nov-23

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: 01 May 2024

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**3/46 ELDER STREET WATSONIA  
VIC 3087**

2 1 1

Sold Price

<sup>RS</sup> **\$538,000**

Sold Date

**19-Jan-24**

Distance

**1.09km**



**1/94-100 NEPEAN STREET  
WATSONIA VIC 3087**

2 1 1

Sold Price

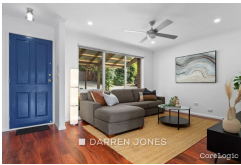
**\$550,000**

Sold Date

**06-Feb-24**

Distance

**0.86km**



**4/268 GRIMSHAW STREET  
WATSONIA NORTH VIC 3087**

2 1 1

Sold Price

**\$590,000**

Sold Date

**11-Nov-23**

Distance

**0.5km**

RS = Recent sale

UN = Undisclosed Sale

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