

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

183 Nepean Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$987,500 Property Type House Suburb Greensborough

Period - From 16/04/2023 to 15/04/2024 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 | 21 Thompson St WATSONIA 3087 | \$835,000 | 02/12/2023 |
| 2 | 53 Delta Rd GREENSBOROUGH 3088 | \$795,000 | 03/02/2024 |
| 3 | 6 Noojee Ct YALLAMBIE 3085 | \$770,000 | 10/02/2024 |

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:

16/04/2024 15:16



Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median House Price
16/04/2023 - 15/04/2024: \$987,500

Comparable Properties



21 Thompson St WATSONIA 3087 (REI/VG) Agent Comments



Price: \$835,000
Method: Private Sale
Date: 02/12/2023
Property Type: House
Land Size: 775 sqm approx



53 Delta Rd GREENSBOROUGH 3088 (REI/VG) Agent Comments



Price: \$795,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)
Land Size: 784 sqm approx



6 Noojee Ct YALLAMBIE 3085 (REI) Agent Comments



Price: \$770,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)
Land Size: 624 sqm approx

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