

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

192 Nepean Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$965,000 Property Type House Suburb Greensborough

Period - From 01/04/2023 to 30/06/2023 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	7 Natimuk St GREENSBOROUGH 3088	\$1,090,000	01/07/2023
2	8 Graeme Av MONTMORENCY 3094	\$1,070,000	15/07/2023
3	20 Leach St BRIAR HILL 3088	\$1,035,000	16/09/2023

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:

29/09/2023 16:11



Property Type: House (Res)

Land Size: 1017 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

June quarter 2023: \$965,000

Comparable Properties



7 Natimuk St GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$1,090,000

Method: Auction Sale

Date: 01/07/2023

Property Type: House (Res)

Land Size: 1104 sqm approx



8 Graeme Av MONTMORENCY 3094 (REI)

Agent Comments



Price: \$1,070,000

Method: Auction Sale

Date: 15/07/2023

Property Type: House (Res)

Land Size: 939 sqm approx



20 Leach St BRIAR HILL 3088 (REI)

Agent Comments



Price: \$1,035,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 920 sqm approx