

# 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 2/147 Grimshaw 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)

Range between \$540,000 & \$590,000

### 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	3/76 Henry St GREENSBOROUGH 3088	\$595,000	27/04/2024
2	8/44-48 Warwick Rd GREENSBOROUGH 3088	\$592,000	10/04/2024
3	1/94 Nepean St WATSONIA 3087	\$550,000	06/02/2024

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: 19/06/2024 11:56

2/147 Grimshaw Street, Greensborough Vic 3088

Kylie McGrath  
03 9435 8866  
0417 856 698

kylie.mcgrath@raywhite.com



**Rooms:** 6  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$540,000 - \$590,000

**Median Unit Price**

Year ending March 2024: \$700,500

## Comparable Properties



**3/76 Henry St GREENSBOROUGH 3088 (REI)** **Agent Comments**



**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 27/04/2024  
**Property Type:** Unit



**8/44-48 Warwick Rd GREENSBOROUGH 3088 (REI)** **Agent Comments**



**Price:** \$592,000  
**Method:** Private Sale  
**Date:** 10/04/2024  
**Property Type:** Unit  
**Land Size:** 149 sqm approx



**1/94 Nepean St WATSONIA 3087 (REI/VG)** **Agent Comments**



**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 06/02/2024  
**Property Type:** Unit

**Account - Ray White Eltham | P: 03 9431 3425**



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