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 2/220 Nepean Street, Greensborough Vic 3088 Including suburb and postcode

Indicative selling price

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

Range between \$1,050,000 \$1,150,000 &

Median sale price

Median price	\$1,075,000	Pro	perty Type	House		Suburb	Greensborough
Period - From	01/10/2023	to	31/12/2023		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

Add	dress of comparable property	Price	Date of sale
1	73 Plenty La GREENSBOROUGH 3088	\$1,100,000	10/11/2023
2	71 Allima Av YALLAMBIE 3085	\$1,055,000	27/02/2024
3	47 Hume St GREENSBOROUGH 3088	\$1,036,000	23/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/04/2024 10:39
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Property Type: House Land Size: 406 sqm approx **Agent Comments**

Indicative Selling Price \$1,050,000 - \$1,150,000 **Median House Price** December quarter 2023: \$1,075,000

Comparable Properties



73 Plenty La GREENSBOROUGH 3088 (REI/VG)

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Price: \$1,100,000

Method: Sold Before Auction

Date: 10/11/2023

Property Type: House (Res) Land Size: 806 sqm approx

Agent Comments



71 Allima Av YALLAMBIE 3085 (REI)

3





Agent Comments

Price: \$1,055,000 Method: Private Sale Date: 27/02/2024 Property Type: House Land Size: 619 sqm approx



47 Hume St GREENSBOROUGH 3088 (REI)





Price: \$1,036,000 Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res) Land Size: 809 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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