Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/47 Lorimer Street, Greensborough Vic 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$650,000		&		\$695,000					
Median sale p	rice									
Median price	\$700,500	Pro	operty Type	Unit			Suburb	Greensborough		
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	8/73-75 Nell St GREENSBOROUGH 3088	\$690,000	22/04/2024
2	2/5-9 Jessop St GREENSBOROUGH 3088	\$674,000	02/03/2024
3	8/12 Parkview Av GREENSBOROUGH 3088	\$665,000	14/04/2024

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:

29/05/2024 10:00



2/47 Lorimer Street, Greensborough Vic 3088





Property Type: Strata Unit/Flat Agent Comments

Kylie McGrath 03 9435 8866 0417 856 698 kylie.mcgrath@raywhite.com

Indicative Selling Price \$650,000 - \$695,000 Median Unit Price Year ending March 2024: \$700,500

Comparable Properties



8/73-75 Nell St GREENSBOROUGH 3088 (REI) Agent Comments



Price: \$690,000 Method: Sold Before Auction Date: 22/04/2024 Property Type: Unit Land Size: 269 sqm approx



2/5-9 Jessop St GREENSBOROUGH 3088 (REI) Agent Comments



Price: \$674,000 Method: Private Sale Date: 02/03/2024 Property Type: Unit Land Size: 200 sqm approx



8/12 Parkview Av GREENSBOROUGH 3088 (REI/VG)



Price: \$665,000 Method: Private Sale Date: 14/04/2024 Property Type: Unit

Account - Ray White Eltham | P: 03 9431 3425



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments