

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 2/47 Lorimer Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$650,000 & \$695,000

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	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

Indicative Selling Price

\$650,000 - \$695,000

Median Unit Price

Year ending March 2024: \$700,500



Property Type: Strata Unit/Flat

Agent Comments

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) Agent Comments



Price: \$665,000

Method: Private Sale

Date: 14/04/2024

Property Type: Unit