

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

2/5-9 JESSOP STREET GREENSBOROUGH VIC 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$625,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Greensborough

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

3/2 FERNSIDE AVENUE BRIAR HILL VIC 3088	\$670,000	28-Sep-23
7/31 ALEXANDER STREET MONTMORENCY VIC 3094	\$657,000	23-Sep-23
2/80 TORBAY STREET MACLEOD VIC 3085	\$672,500	21-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 30 January 2024



3/2 FERNSIDE AVENUE BRIAR HILL Sold Price **\$670,000** Sold Date **28-Sep-23**
VIC 3088

3 1 1

Distance **2.04km**



7/31 ALEXANDER STREET Sold Price **\$657,000** Sold Date **23-Sep-23**
MONTMORENCY VIC 3094

2 1 1

Distance **2.44km**



2/80 TORBAY STREET MACLEOD Sold Price **\$672,500** Sold Date **21-Oct-23**
VIC 3085

2 1 1

Distance **2.49km**

RS = Recent sale

UN = Undisclosed Sale

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