

# 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 8/44-48 Warwick Road, 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 \$530,000 & \$580,000

### Median sale price

Median price \$1,075,000 Property 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        | Price     | Date of sale |
|---|---------------------------------------|-----------|--------------|
| 1 | 4/268 Grimshaw St WATSONIA NORTH 3087 | \$590,000 | 11/11/2023   |
| 2 | 2/97 Yallambie Rd MACLEOD 3085        | \$568,000 | 20/10/2023   |
| 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: 20/02/2024 10:18



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

## Comparable Properties



**4/268 Grimshaw St WATSONIA NORTH 3087 (REI/VG)**

Agent Comments



**Price:** \$590,000  
**Method:** Auction Sale  
**Date:** 11/11/2023  
**Property Type:** Unit



**2/97 Yallambie Rd MACLEOD 3085 (REI)**

Agent Comments



**Price:** \$568,000  
**Method:** Private Sale  
**Date:** 20/10/2023  
**Rooms:** 7  
**Property Type:** Unit



**1/94 Nepean St WATSONIA 3087 (REI)**

Agent Comments



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