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	4/181-185 Grimshaw Street, Greensborough Vic 3088

Indicative selling price

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

Range between $485,000 & $525,000

Median sale price

Median price $707,500 Property Type Unit Suburb Greensborough

Period - From 01/07/2022 to 30/09/2022 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	4/152 Mountain View Rd BRIAR HILL 3088	$545,000	19/10/2022
2	11/50 Scotland Av GREENSBOROUGH 3088	$530,000	04/10/2022
3	9/181-185 Grimshaw St GREENSBOROUGH 3088	$480,000	09/11/2022

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: 09/12/2022 17:12

4/181-185 Grimshaw Street, Greensborough Vic 3088

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2 1 1

Rooms: 4
Property Type: Unit

Agent Comments

Indicative Selling Price
$485,000 - $525,000
Median Unit Price
September quarter 2022: $707,500

Comparable Properties



4/152 Mountain View Rd BRIAR HILL 3088 (REI/VG)

2 1 1

Price: $545,000
Method: Private Sale
Date: 19/10/2022
Property Type: Unit
Land Size: 134 sqm approx

Agent Comments



11/50 Scotland Av GREENSBOROUGH 3088 (REI/VG)

2 1 1

Price: $530,000
Method: Private Sale
Date: 04/10/2022
Property Type: Unit

Agent Comments



9/181-185 Grimshaw St GREENSBOROUGH 3088 (REI)

2 1 1

Price: $480,000
Method: Private Sale
Date: 09/11/2022
Property Type: Unit
Land Size: 83 sqm approx

Agent Comments

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