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	2/203 Nepean Street, Greensborough Vic 3088

Indicative selling price

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

Single price $799,000

Median sale price

Median price $815,000 Property Type Townhouse Suburb Greensborough

Period - From 08/08/2023 to 07/08/2024 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	9 Lumleah Ct GREENSBOROUGH 3088	$810,000	23/04/2024
2	8/14 Barongarook Ct LOWER PLENTY 3093	$826,500	02/04/2024
3	55 Leach St BRIAR HILL 3088	$816,000	26/03/2024

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: 08/08/2024 16:46

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Property Type:
Agent Comments

Indicative Selling Price
$799,000
Median Townhouse Price
08/08/2023 - 07/08/2024: $815,000

Comparable Properties



9 Lumleah Ct GREENSBOROUGH 3088 (REI/VG)

2 1 1

Price: $810,000
Method: Private Sale
Date: 23/04/2024
Property Type: House
Land Size: 258 sqm approx

Agent Comments



8/14 Barongarook Ct LOWER PLENTY 3093 (REI/VG)

2 1 2

Price: $826,500
Method: Sold Before Auction
Date: 02/04/2024
Property Type: Unit

Agent Comments



55 Leach St BRIAR HILL 3088 (REI/VG)

2 1 2

Price: $816,000
Method: Private Sale
Date: 26/03/2024
Rooms: 3
Property Type: House (Res)
Land Size: 343 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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