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	1/5 Moodie Street, Greensborough Vic 3088

Indicative selling price

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

Range between $640,000 & $690,000

Median sale price

Median price $690,000 Property Type Unit Suburb Greensborough

Period - From 01/04/2024 to 30/06/2024 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	7/15 Cooley Av MACLEOD 3085	$670,000	12/07/2024
2	3/157 Grimshaw St GREENSBOROUGH 3088	$650,000	29/05/2024
3	3/140 Watsonia Rd WATSONIA 3087	$650,000	17/05/2024

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: 10/08/2024 08:29

1/5 Moodie Street, Greensborough Vic 3088



2 1 1

Rooms: 3
Property Type: Unit

Agent Comments

Indicative Selling Price
$640,000 - $690,000
Median Unit Price
June quarter 2024: $690,000

Comparable Properties



7/15 Cooley Av MACLEOD 3085 (REI)

2 1 1

Price: $670,000
Method: Private Sale
Date: 12/07/2024
Property Type: Unit

Agent Comments



3/157 Grimshaw St GREENSBOROUGH 3088 (REI)

2 2 1

Price: $650,000
Method: Private Sale
Date: 29/05/2024
Rooms: 5
Property Type: Townhouse (Res)

Agent Comments

3/140 Watsonia Rd WATSONIA 3087 (VG)

2 - -

Price: $650,000
Method: Sale
Date: 17/05/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Jellis Craig | P: 03 94321444

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