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	2/175 Henry Street, Greensborough Vic 3088

Indicative selling price

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

Range between $620,000 & $680,000

Median sale price

Median price $850,000 Property Type Townhouse Suburb Greensborough

Period - From 22/01/2024 to 21/01/2025 Source Property Data

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	5 Clydebank St GREENSBOROUGH 3088	$698,000	02/12/2024
2	3/182 Grimshaw St GREENSBOROUGH 3088	$605,000	26/09/2024
3	5/174 Elder St GREENSBOROUGH 3088	$670,000	17/09/2024

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: 22/01/2025 20:18

2/175 Henry Street, Greensborough Vic 3088

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2 2 1

Rooms: 4
Property Type: Townhouse (Res)
Land Size: 125 sqm approx

Agent Comments

Indicative Selling Price
$620,000 - $680,000
Median Townhouse Price
22/01/2024 - 21/01/2025: $850,000

Comparable Properties



5 Clydebank St GREENSBOROUGH 3088 (REI)

2 1 1

Price: $698,000
Method: Private Sale
Date: 02/12/2024
Property Type: House

Agent Comments



3/182 Grimshaw St GREENSBOROUGH 3088 (REI/VG)

2 2 1

Price: $605,000
Method: Private Sale
Date: 26/09/2024
Property Type: Townhouse (Single)
Land Size: 750 sqm approx

Agent Comments

Similar townhouse but inferior busy main road location



5/174 Elder St GREENSBOROUGH 3088 (REI/VG)

2 2 1

Price: $670,000
Method: Private Sale
Date: 17/09/2024
Property Type: Unit
Land Size: 146 sqm approx

Agent Comments

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