

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

2/47 WARWICK ROAD GREENSBOROUGH VIC 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Greensborough

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 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

2/9-11 MCDOWELL STREET GREENSBOROUGH VIC 3088	\$661,000	05-Oct-24
2/1 CAMPBELL ROAD BRIAR HILL VIC 3088	\$655,000	23-Sep-24
8/171 ST HELENA ROAD GREENSBOROUGH VIC 3088	\$680,000	14-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 06 November 2024



**2/9-11 MCDOWELL STREET
GREENSBOROUGH VIC 3088**

 2  1  1

Sold Price

^{RS}

\$661,000

Sold Date

05-Oct-24

Distance

0.71km



**2/1 CAMPBELL ROAD BRIAR HILL
VIC 3088**

 2  1  1

Sold Price

^{RS}

\$655,000

Sold Date

23-Sep-24

Distance

1.19km



**8/171 ST HELENA ROAD
GREENSBOROUGH VIC 3088**

 2  1  1

Sold Price

^{RS}

\$680,000

Sold Date

14-Aug-24

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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