

# 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

211 Nell Street, Greensborough Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$830,000 & \$910,000

### Median sale price

Median price \$990,000 Property Type House Suburb Greensborough

Period - From 01/04/2023 to 31/03/2024 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	8 Mckenzie Ct GREENSBOROUGH 3088	\$908,000	20/02/2024
2	5 Eclipse Cr WATSONIA 3087	\$860,000	13/04/2024
3	112 Elder St GREENSBOROUGH 3088	\$850,000	02/03/2024

**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:

29/04/2024 12:23



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 548 sqm approx

Agent Comments

## Comparable Properties



**8 McKenzie Ct GREENSBOROUGH 3088 (REI/VG)**

Agent Comments



**Price:** \$908,000

**Method:** Private Sale

**Date:** 20/02/2024

**Property Type:** House

**Land Size:** 616 sqm approx



**5 Eclipse Cr WATSONIA 3087 (REI)**

Agent Comments



**Price:** \$860,000

**Method:** Auction Sale

**Date:** 13/04/2024

**Property Type:** House (Res)

**Land Size:** 549 sqm approx



**112 Elder St GREENSBOROUGH 3088 (REI)**

Agent Comments



**Price:** \$850,000

**Method:** Private Sale

**Date:** 02/03/2024

**Property Type:** House (Res)

**Land Size:** 572 sqm approx