

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

3/88 NELL STREET 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

\$730,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Greensborough

Period-from

01 Nov 2022

to

31 Oct 2023

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

4/21 ESTER STREET GREENSBOROUGH VIC 3088	\$760,000	29-Nov-22
1/231 ELDER STREET GREENSBOROUGH VIC 3088	\$740,000	19-Aug-23
1/80 PARA ROAD MONTMORENCY VIC 3094	\$745,000	23-Oct-23

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: 23 November 2023



**4/21 ESTER STREET
GREENSBOROUGH VIC 3088**

 3  2  2

Sold Price **\$760,000** Sold Date **29-Nov-22**

Distance **0.48km**

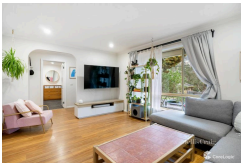


**1/231 ELDER STREET
GREENSBOROUGH VIC 3088**

 3  2  2

Sold Price **\$740,000** Sold Date **19-Aug-23**

Distance **0.98km**



**1/80 PARA ROAD MONTMORENCY
VIC 3094**

 3  2  2

Sold Price ^{RS} **\$745,000** Sold Date **23-Oct-23**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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