

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 6/73 Nell Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$695,000 Property Type Unit Suburb Greensborough

Period - From 01/01/2023 to 31/12/2023 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	4/90 Watsonia Rd WATSONIA 3087	\$648,000	10/01/2024
2	4/63 Nell St GREENSBOROUGH 3088	\$600,000	08/12/2023
3	5/27 Para Rd LOWER PLENTY 3093	\$592,000	20/12/2023

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: 20/02/2024 07:17



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$570,000 - \$620,000

Median Unit Price

Year ending December 2023: \$695,000

Comparable Properties



4/90 Watsonia Rd WATSONIA 3087 (REI)

Agent Comments

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Price: \$648,000

Method: Private Sale

Date: 10/01/2024

Property Type: Townhouse (Single)

4/63 Nell St GREENSBOROUGH 3088 (VG)

Agent Comments

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Price: \$600,000

Method: Sale

Date: 08/12/2023

Property Type: Flat/Unit/Apartment (Res)



5/27 Para Rd LOWER PLENTY 3093 (REI)

Agent Comments

2
 1
 1

Price: \$592,000

Method: Private Sale

Date: 20/12/2023

Rooms: 3

Property Type: Unit

Account - Jellis Craig | P: 03 94321444