

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

7/5 ELDALE AVENUE 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

\$660,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Greensborough

Period-from

01 May 2024

to

30 Apr 2025

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

6/5 ELDALE AVENUE GREENSBOROUGH VIC 3088	\$668,000	24-Mar-25
2/47 WARWICK ROAD GREENSBOROUGH VIC 3088	\$680,000	02-Dec-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: 08 May 2025



**6/5 ELDALE AVENUE
GREENSBOROUGH VIC 3088**

 2  2  1

Sold Price **\$668,000** Sold Date **24-Mar-25**

Distance **0km**



**2/47 WARWICK ROAD
GREENSBOROUGH VIC 3088**

 2  1  1

Sold Price **\$680,000** Sold Date **02-Dec-24**

Distance **0.22km**



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

 2  1  1

Sold Price Sold Date **14-Aug-24**

Distance **1.6km**

RS = Recent sale UN = Undisclosed Sale

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