

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

8/73-75 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$709,500

Property type

Unit

Suburb

Greensborough

Period-from

01 Mar 2023

to

29 Feb 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

4/63 NELL STREET GREENSBOROUGH VIC 3088	\$600,000	08-Dec-23
5/95 ALEXANDRA STREET GREENSBOROUGH VIC 3088	\$575,000	20-Oct-22
2/69 ALEXANDRA STREET GREENSBOROUGH VIC 3088	\$615,250	10-Sep-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: 18 March 2024



4/63 NELL STREET
GREENSBOROUGH VIC 3088

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Sold Price **\$600,000** Sold Date **08-Dec-23**

Distance **0.14km**



5/95 ALEXANDRA STREET
GREENSBOROUGH VIC 3088

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Sold Price **\$575,000** Sold Date **20-Oct-22**

Distance **0.17km**



2/69 ALEXANDRA STREET
GREENSBOROUGH VIC 3088

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Sold Price **\$615,250** Sold Date **10-Sep-23**

Distance **0.22km**

RS = Recent sale UN = Undisclosed Sale

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