

# 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 9/174 Elder 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 \$720,000 & \$790,000

### Median sale price

Median price \$770,000 Property Type Townhouse Suburb Greensborough

Period - From 03/08/2022 to 02/08/2023 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	12/174 Elder St GREENSBOROUGH 3088	\$831,000	16/03/2023
2	1/5 McDowell St GREENSBOROUGH 3088	\$795,000	25/03/2023
3	5/38 Alma St LOWER PLENTY 3093	\$765,000	06/05/2023

**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: 03/08/2023 13:12



3   -   2

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$720,000 - \$790,000

**Median Townhouse Price**

03/08/2022 - 02/08/2023: \$770,000

## Comparable Properties



**12/174 Elder St GREENSBOROUGH 3088**  
(REI/VG)

Agent Comments

3   2   2

**Price:** \$831,000

**Method:** Private Sale

**Date:** 16/03/2023

**Property Type:** Townhouse (Single)

**Land Size:** 270 sqm approx



**1/5 McDowell St GREENSBOROUGH 3088**  
(REI/VG)

Agent Comments

3   1   1

**Price:** \$795,000

**Method:** Auction Sale

**Date:** 25/03/2023

**Property Type:** Townhouse (Res)

**Land Size:** 444 sqm approx



**5/38 Alma St LOWER PLENTY 3093 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$765,000

**Method:** Auction Sale

**Date:** 06/05/2023

**Property Type:** Unit

**Land Size:** 386 sqm approx

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