## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

9/174 Elder Street, Greensborough Vic 3088
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#### Indicative selling price

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

### Median sale price

Median price	\$770,000	Pro	perty 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

Add	dress 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 comparableproperties 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













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)

**1** 3





**6** 2

Price: \$831,000 Method: Private Sale Date: 16/03/2023

**Property Type:** Townhouse (Single) **Land Size:** 270 sqm approx

Agent Comments



1/5 McDowell St GREENSBOROUGH 3088

(REI/VG)





Price: \$795.000

Date: 25/03/2023 Property Type: Townhouse (Res) Land Size: 444 sqm approx Agent Comments



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

Method: Auction Sale





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**Agent Comments** 

Price: \$765,000 Method: Auction Sale Date: 06/05/2023 Property Type: Unit Land Size: 386 sqm approx

Account - Jellis Craig | P: 03 94321444





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