

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

52 Elonera Avenue, Greensborough Vic 3088

Indicative selling price

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

Range between \$950,000 & \$1,040,000

Median sale price

Median price \$1,052,000 Property Type House Suburb Greensborough

Period - From 01/07/2021 to 30/09/2021 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	28 Elonera Av YALLAMBIE 3085	\$1,030,000	22/09/2021
2	18 Glengala Ct GREENSBOROUGH 3088	\$1,010,000	30/09/2021
3	1/71 Nell St GREENSBOROUGH 3088	\$993,000	07/10/2021

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:

18/12/2021 14:13



4 2 2

Property Type: House

Land Size: 525 sqm approx

Agent Comments

Double carport behind lock up gates.

Indicative Selling Price

\$950,000 - \$1,040,000

Median House Price

September quarter 2021: \$1,052,000

Comparable Properties



28 Elonera Av YALLAMBIE 3085 (REI/VG)

Agent Comments

4 2 2

Price: \$1,030,000

Method: Private Sale

Date: 22/09/2021

Rooms: 6

Property Type: House (Res)

Land Size: 546 sqm approx



18 Glengala Ct GREENSBOROUGH 3088 (REI/VG)

Agent Comments

4 2 2

Price: \$1,010,000

Method: Auction Sale

Date: 30/09/2021

Property Type: House (Res)

Land Size: 536 sqm approx



1/71 Nell St GREENSBOROUGH 3088 (REI/VG) **Agent Comments**

4 2 1

Price: \$993,000

Method: Sold Before Auction

Date: 07/10/2021

Property Type: Unit

Land Size: 528 sqm approx

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