#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

### Property offered for sale

52 Elonera Avenue, Greensborough Vic 3088
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#### Indicative selling price

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

Range between	\$950,000	&	\$1,040,000
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#### Median sale price

Median price	\$1,052,000	Pro	perty 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

	areas or comparable property	1 1100	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



Date of sale











**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)







Price: \$1,030,000 Method: Private Sale Date: 22/09/2021 Rooms: 6

Property Type: House (Res) Land Size: 546 sqm approx

**Agent Comments** 



18 Glengala Ct GREENSBOROUGH 3088

(REI/VG)



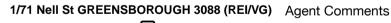




Price: \$1.010.000 Method: Auction Sale Date: 30/09/2021

Property Type: House (Res) Land Size: 536 sqm approx

**Agent Comments** 





Price: \$993,000

Method: Sold Before Auction

Date: 07/10/2021 Property Type: Unit

Land Size: 528 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



