

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

1/5 Eldale Avenue 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$724,000

Property type

Unit

Suburb

Greensborough

Period-from

01 Feb 2021

to

31 Jan 2022

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

6/5 Eldale Avenue Greensborough VIC 3088	\$675,250	22-Dec-21
2/5 Eldale Avenue Greensborough VIC 3088	\$656,000	13-Aug-21

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: 22 February 2022

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**6/5 Eldale Avenue Greensborough
VIC 3088**

Sold Price

\$675,250

Sold Date

22-Dec-21

2 2 1

Distance

-



**2/5 Eldale Avenue Greensborough
VIC 3088**

Sold Price

\$656,000

Sold Date

13-Aug-21

2 2 1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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