

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

1/87 Nell Street 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

\$725,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Greensborough

Period-from

01 Jun 2020

to

31 May 2021

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

2/11 Boulton Court Greensborough VIC 3088	\$762,500	12-Mar-21
1/32 Yerrawa Drive Watsonia VIC 3087	\$740,000	04-Mar-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: 30 June 2021



2/11 Boulton Court Greensborough VIC 3088

 3  2  2

Sold Price

\$762,500

Sold Date

12-Mar-21

Distance

1.36km



1/32 Yerrawa Drive Watsonia VIC 3087

 3  1  1

Sold Price

\$740,000

Sold Date

04-Mar-21

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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