Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for s	sale						
Address Including suburb and postcode	3/150 Nell	Street, Greensb	orough	Vic 3088			
Indicative selling price							
For the meaning of this p	orice see co	nsumer.vic.gov.	au/und	erquoting			
Range between \$460,000		&	\$500,000				
Median sale price							
Median price \$660,00	euse	Unit	Х	S	uburb G	ireensborough	
Period - From 01/04/2	017 to	30/06/2017		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 8/50 Scotland Av GREENSBOROUGH 3088					\$510,	000	27/05/2017
2 2/177 Mountain View Rd GREENSBOROUGH 3088					\$505,	000	08/04/2017
3 1/72 Nell St GREENSBOROUGH 3088					\$460,	000	09/06/2017
OP							

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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.

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Rooms: 4

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$460,000 - \$500,000 Median Unit Price June quarter 2017: \$660,000

This very comfortable 2 Bedroom unit is ideally set in a much prized, highly desired and centrally located quiet residential living locale. The residence is discretely positioned in a private cul-de-sac and offers all the benefits associated with a low-maintenance easy living lifestyle. Includes: Kitchen/Meals, Lounge Living, Family Bathroom, Polished timber flooring, 1 level living throughout, Ducted heating, Single Carport, additional off-street parking, private rear courtyard with paved Patio Outdoor Sitting area and much more. All amenities and services are easily accessible.

Comparable Properties



8/50 Scotland Av GREENSBOROUGH 3088 (REI/VG)

2





Price: \$510,000 Method: Auction Sale Date: 27/05/2017 Rooms: 3

Property Type: Unit Land Size: 175 sqm approx

Agent Comments

Contemporary Style, Brick Veneer, 2 Bedrooms (each with BIR's), Previously re-modelled Kitchen/Meals, Lounge Living, Family Bathroom, Single Garage & Off-Street Parking, Enclosed rear Courtyard, Established Lawn & Garden Bed areas Well Presented, Slight Dating Evident.



2/177 Mountain View Rd GREENSBOROUGH

3088 (REI/VG)

2





Price: \$505,000 Method: Auction Sale Date: 08/04/2017 Rooms: 3 Property Type: Unit

Land Size: 1813 sqm approx

Agent Comments

Contemporary Style, Brick & Brick Veneer, 2 Bedrooms (each with BIR's), Modern light-filled Kitchen/Meals, Lounge Living, Family Bathroom, Single Garage & Off-Street Parking, Rear paved Outdoor Sitting area, Established Lawn & Garden Bed areas Well Presented.



1/72 Nell St GREENSBOROUGH 3088 (REI/VG)

2





Price: \$460,000 Method: Private Sale Date: 09/06/2017 Rooms: 3

Property Type: House Land Size: 129 sqm approx

Agent Comments

Conventional Style (c1960's), Brick Veneer, 2 Bedrooms (each with BIR's), Kitchen/Meals, Lounge Living, Family Bathroom, Single Carport & Off-Street Parking, Enclosed rear Courtyard, Established Lawn & Garden Bed areas Well Presented, Dating Evident.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.