

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

6/5 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

\$679,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Greensborough

Period-from

01 Mar 2024

to

28 Feb 2025

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

2/47 WARWICK ROAD GREENSBOROUGH VIC 3088	\$680,000	02-Dec-24
4/159 GRIMSHAW STREET GREENSBOROUGH VIC 3088	\$650,000	20-Sep-24
5/174 ELDER STREET GREENSBOROUGH VIC 3088	\$670,000	17-Sep-24

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: 19 March 2025



**2/47 WARWICK ROAD
GREENSBOROUGH VIC 3088**

2 1 1

Sold Price **\$680,000** Sold Date **02-Dec-24**

Distance **0.22km**



**4/159 GRIMSHAW STREET
GREENSBOROUGH VIC 3088**

2 2 2

Sold Price **\$650,000** Sold Date **20-Sep-24**

Distance **0.69km**



**5/174 ELDER STREET
GREENSBOROUGH VIC 3088**

2 2 1

Sold Price **\$670,000** Sold Date **17-Sep-24**

Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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