

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

2/88 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$703,000

Property type

Unit

Suburb

Greensborough

Period-from

01 Aug 2022

to

31 Jul 2023

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

9/174 ELDER STREET GREENSBOROUGH VIC 3088	\$848,000	11-Aug-23
1/231 ELDER STREET GREENSBOROUGH VIC 3088	\$740,000	19-Aug-23
2/209 NEPEAN STREET GREENSBOROUGH VIC 3088	\$865,000	04-Aug-23

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: 29 August 2023



Please contact the agent for a virtual inspection.

**9/174 ELDER STREET
GREENSBOROUGH VIC 3088**

3 2 1

Sold Price

^{RS} **\$848,000**

Sold Date

11-Aug-23

Distance

0.92km



**1/231 ELDER STREET
GREENSBOROUGH VIC 3088**

3 2 2

Sold Price

^{RS} **\$740,000**

Sold Date

19-Aug-23

Distance

0.97km



**2/209 NEPEAN STREET
GREENSBOROUGH VIC 3088**

3 2 2

Sold Price

^{RS} **\$865,000**

Sold Date

04-Aug-23

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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