

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

50 Nell Street, Greensborough Vic 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$800,000

Median sale price

Median price \$825,500 Property Type House Suburb Greensborough

Period - From 01/10/2019 to 31/12/2019 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	1/9 Gladstone Rd BRIAR HILL 3088	\$776,000	17/09/2019
2	1/11a Campbell Rd BRIAR HILL 3088	\$760,000	17/12/2019
3			

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 six months.~~

This Statement of Information was prepared on: 13/02/2020 15:27



 3  1  2

Property Type: Townhouse (Res)

Land Size: 279 sqm approx

Agent Comments

Comparable Properties



1/9 Gladstone Rd BRIAR HILL 3088 (REI/VG)

Agent Comments

 3  2  1

Price: \$776,000

Method: Sold Before Auction

Date: 17/09/2019

Property Type: Townhouse (Res)



1/11a Campbell Rd BRIAR HILL 3088 (REI)

Agent Comments

 3  2  2

Price: \$760,000

Method: Expression of Interest

Date: 17/12/2019

Rooms: 6

Property Type: Townhouse (Single)

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.