

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

5/95 ALEXANDRA 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Greensborough

Period-from

01 Sep 2021

to

31 Aug 2022

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

2/65 NELL STREET GREENSBOROUGH VIC 3088	\$600,000	07-Apr-22
3/65 NELL STREET GREENSBOROUGH VIC 3088	\$598,000	29-Aug-22
1/45 HAILES STREET GREENSBOROUGH VIC 3088	\$610,000	09-May-22

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: 20 September 2022

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**2/65 NELL STREET
GREENSBOROUGH VIC 3088**

2 1 1

Sold Price **\$600,000** Sold Date **07-Apr-22**

Distance **0.28km**



**3/65 NELL STREET
GREENSBOROUGH VIC 3088**

2 1 1

Sold Price ^{RS} **\$598,000** Sold Date **29-Aug-22**

Distance **0.28km**



**1/45 HAILES STREET
GREENSBOROUGH VIC 3088**

2 1 2

Sold Price **\$610,000** Sold Date **09-May-22**

Distance **0.88km**

RS = Recent sale **UN** = Undisclosed Sale

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