

# 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

138 Nell Street, Greensborough Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$750,000

### Median sale price

Median price

\$815,000

Property Type

House

Suburb

Greensborough

Period - From

23/06/2019

to

22/06/2020

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	16 Lenola St MACLEOD 3085	\$749,500	16/01/2020
2	4/25 Williams Rd BRIAR HILL 3088	\$730,000	30/05/2020
3	4/1 Watson St MACLEOD 3085	\$708,000	23/03/2020

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:

23/06/2020 15:48



**Property Type:** House - Attached  
House N.E.C.

**Land Size:** 317 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$700,000 - \$750,000

**Median House Price**

23/06/2019 - 22/06/2020: \$815,000

## Comparable Properties



**16 Lenola St MACLEOD 3085 (VG)**

**Agent Comments**



**Price:** \$749,500

**Method:** Sale

**Date:** 16/01/2020

**Property Type:** Flat/Unit/Apartment (Res)



**4/25 Williams Rd BRIAR HILL 3088 (REI)**

**Agent Comments**



**Price:** \$730,000

**Method:** Private Sale

**Date:** 30/05/2020

**Property Type:** Unit



**4/1 Watson St MACLEOD 3085 (REI/VG)**

**Agent Comments**



**Price:** \$708,000

**Method:** Private Sale

**Date:** 23/03/2020

**Property Type:** Unit