

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

8/73 Nell Street, Greensborough Vic 3088

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$609,950

Median sale price

Median price \$645,000

House

Unit

X

Suburb

Greensborough

Period - From 01/07/2018

to

30/09/2018

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	2/187 Elder St GREENSBOROUGH 3088	\$601,000	19/08/2018
2	8/5 Eldale Av GREENSBOROUGH 3088	\$595,000	15/10/2018
3	2/5 Mckenzie Ct GREENSBOROUGH 3088	\$594,500	01/08/2018

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.