

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

240 Elder Street, Greensborough Vic 3088

Indicative selling price

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

Range between

\$980,000

&

\$1,050,000

Median sale price

Median price

\$1,052,000

Property Type

House

Suburb

Greensborough

Period - From

01/07/2021

to

30/09/2021

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	45 Louis St GREENSBOROUGH 3088	\$1,020,000	12/10/2021
2	132 Rattray Rd MONTMORENCY 3094	\$1,012,000	05/06/2021
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:

25/10/2021 11:53

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Indicative Selling Price

\$980,000 - \$1,050,000

Median House Price

September quarter 2021: \$1,052,000



 3  2  2

Property Type: House (Res)

Land Size: 749 sqm approx

Agent Comments

Comparable Properties



45 Louis St GREENSBOROUGH 3088 (REI)

Agent Comments

 3  2  -

Price: \$1,020,000

Method: Private Sale

Date: 12/10/2021

Property Type: House

Land Size: 789 sqm approx



132 Rattray Rd MONTMORENCY 3094 (REI/VG) **Agent Comments**

 3  2  2

Price: \$1,012,000

Method: Auction Sale

Date: 05/06/2021

Rooms: 5

Property Type: House (Res)

Land Size: 792 sqm approx

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.