

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 4/24 Eldale Avenue, Greensborough Vic 3088

Indicative selling price

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

Range between \$610,000 & \$670,000

Median sale price

Median price \$603,750 House Unit X Suburb Greensborough

Period - From 01/07/2018 to 30/06/2019 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	2/91 Hailes St GREENSBOROUGH 3088	\$670,000	26/06/2019
2	2/75 Hailes St GREENSBOROUGH 3088	\$635,500	07/08/2019
3	3/13-15 Alexandra St GREENSBOROUGH 3088	\$610,000	15/05/2019

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.



3 1 2

Rooms:
Property Type: Townhouse
 (Single)
 Agent Comments

Indicative Selling Price
 \$610,000 - \$670,000
Median Unit Price
 Year ending June 2019: \$603,750

Comparable Properties



2/91 Hailes St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 1 2

Price: \$670,000
Method: Private Sale
Date: 26/06/2019
Rooms: 4
Property Type: Unit



2/75 Hailes St GREENSBOROUGH 3088 (REI)

Agent Comments

3 2 2

Price: \$635,500
Method: Private Sale
Date: 07/08/2019
Rooms: 5
Property Type: Villa
Land Size: 470 sqm approx



3/13-15 Alexandra St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 1 2

Price: \$610,000
Method: Private Sale
Date: 15/05/2019
Rooms: -
Property Type: Townhouse (Single)
Land Size: 206 sqm approx