

#### 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	4/24 Eldale Avenue, Greensborough Vic 3088
Including suburb and	
postcode	

#### 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	Hou	Ise	Unit	Х		Suburb	Greensborough
Period - From	01/07/2018	to	30/06/2019		Source	REIV		

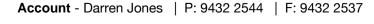
#### Comparable property sales (\*Delete A or B below as applicable)

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.







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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)

**-**3





Price: \$670.000 Method: Private Sale Date: 26/06/2019 Rooms: 4

Property Type: Unit

Agent Comments

**Agent Comments** 



2/75 Hailes St GREENSBOROUGH 3088 (REI)

**--**3







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 Agent Comments

(REI/VG)

**=**3





Price: \$610,000 Method: Private Sale Date: 15/05/2019

Rooms: -

Property Type: Townhouse (Single) Land Size: 206 sqm approx

**Account** - Darren Jones | P: 9432 2544 | F: 9432 2537





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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