

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 5/61-63 Nell Street, GREENSBOROUGH, VIC 3088

Indicative selling price

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

Single price or range between \$590,000 & \$640,000

Median sale price

Median price \$1,067,500 Property type House Suburb GREENSBOROUGH
Period - From 08/04/2024 to 07/10/2024 Source price_finder

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	2/69 Nell Street Greensborough Vic 3088	\$612,000	25/07/2024
2	7/7-9 Jessop Street Greensborough Vic 3088	\$611,000	24/7/2024
3	1/81 Plenty Lane Greensborough Vic 3088	\$620,000	10/5/2024

This Statement of Information was prepared on: 08/10/2024

