

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/20 Eldale Avenue Greensborough VIC 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

*House

*Unit

X

Suburb

Greensborough

Period-from

01 Aug 2018

to

31 Jul 2019

Source

Corelogic

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 6 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

2/5 Adeline Street Greensborough VIC 3088	\$570,000	25-May-19
2/12 Eldale Avenue Greensborough VIC 3088	\$602,500	24-Jun-19
2/71 Plenty Lane Greensborough VIC 3088	\$615,000	21-Mar-19

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 6 months.~~

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**2/5 Adeline Street Greensborough
VIC 3088**

Sold Price

^{RS}

\$570,000

Sold Date

25-May-19



2



1



1

Distance

0.96km



**2/12 Eldale Avenue Greensborough
VIC 3088**

Sold Price

\$602,500

Sold Date

24-Jun-19



2



2



1

Distance

0.04km



**2/71 Plenty Lane Greensborough
VIC 3088**

Sold Price

\$615,000

Sold Date

21-Mar-19



2



1



1

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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