

**Median Unit Price** 

Shane Leete 0419 118 302

> **Indicative Selling Price** \$550,000 - \$595,000

March quarter 2017: \$634,500

sleete@morrisonkleeman.com.au





Rooms:

Property Type: Townhouse

**Agent Comments** 





2/175 Henry St GREENSBOROUGH 3088 (REI) Agent Comments





Price: \$600,000 Method: Private Sale Date: 22/02/2017 Rooms: 4

Property Type: Townhouse (Res)

Land Size: 125 sqm



4/81 Alexandra St GREENSBOROUGH 3088

(REI/VG)





Price: \$570.000 Method: Auction Sale Date: 18/03/2017 Rooms: 4

Property Type: Unit

Agent Comments



3/4 William St GREENSBOROUGH 3088 (REI)





Price: \$545,000 Method: Auction Sale Date: 08/04/2017 Rooms: 4

Property Type: Unit

**Account** - Morrison Kleeman | P: 03 94312444 | F: 03 94312650





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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**Agent Comments** 



## 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	7/5 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	\$550,000	&	\$595,000
3	. ,		

#### Median sale price

Median price	\$634,500		Unit X	Su	ıburb	Greensborough
Period - From	01/01/2017	to	31/03/2017	Source	REIV	,

## Comparable property sales

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
2/175 Henry St GREENSBOROUGH 3088	\$600,000	22/02/2017
4/81 Alexandra St GREENSBOROUGH 3088	\$570,000	18/03/2017
3/4 William St GREENSBOROUGH 3088	\$545,000	08/04/2017





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