



Shane Leete  
0419 118 302  
sleete@morrisonkleeman.com.au



2   2   1

**Rooms:**  
**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$550,000 - \$595,000  
**Median Unit Price**  
March quarter 2017: \$634,500

## Comparable Properties



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

2   2   1

**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)**   **Agent Comments**

2   1   1

**Price:** \$570,000  
**Method:** Auction Sale  
**Date:** 18/03/2017  
**Rooms:** 4  
**Property Type:** Unit



**3/4 William St GREENSBOROUGH 3088 (REI)**   **Agent Comments**

2   1   2

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



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## 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

7/5 Eldale Avenue, Greensborough Vic 3088

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000

&

\$595,000

#### Median sale price

Median price \$634,500

Unit X

Suburb 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