

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 Alexandra Street 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$963,000

Property type

House

Suburb

Greensborough

Period-from

01 Feb 2021

to

31 Jan 2022

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 Paterson Crescent Greensborough VIC 3088	\$800,000	02-Oct-21
4/79-83 Nell Street Greensborough VIC 3088	\$820,999	30-Oct-21
16 Piccadilly Close Greensborough VIC 3088	\$802,500	18-Nov-21

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.~~

This Statement of Information was prepared on: 07 February 2022

Craig Parker
P 94357666
M 0404354686
E cparker@morrisonkleeman.com.au



**2 Paterson Crescent
Greensborough VIC 3088**

Sold Price **\$800,000** Sold Date **02-Oct-21**

3 1 1

Distance **0.44km**



**4/79-83 Nell Street Greensborough
VIC 3088**

Sold Price **\$820,999** Sold Date **30-Oct-21**

3 1 2

Distance **0.77km**



**16 Piccadilly Close Greensborough
VIC 3088**

Sold Price **\$802,500** Sold Date **18-Nov-21**

3 1 2

Distance **0.8km**

RS = Recent sale **UN** = Undisclosed Sale

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