

## 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

8/83 Nell Street, 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 \$500,000

&amp;

\$550,000

## Median sale price

Median price \$643,750

House

Unit

X

Suburb

Greensborough

Period - From 01/10/2017

to

31/12/2017

Source REIV

## 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 six 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
1	4/97 Diamond Creek Rd GREENSBOROUGH 3088	\$550,000	26/09/2017
2	2/5 Mcdowell St GREENSBOROUGH 3088	\$540,000	26/08/2017
3	4/72 Nell St GREENSBOROUGH 3088	\$500,000	18/11/2017

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 six months.