

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

133 Nell Street, Greensborough Vic 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$545,000

&

\$595,000

Median sale price

Median price

\$825,000

House

X

Unit

Suburb

Greensborough

Period - From

01/04/2018

to

30/06/2018

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	2/5 Mckenzie Ct GREENSBOROUGH 3088	\$594,500	01/08/2018
2	1/12 Hume St GREENSBOROUGH 3088	\$590,000	15/06/2018
3	4/7 Mcdowell St GREENSBOROUGH 3088	\$559,000	02/06/2018

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.



 2
  1
  2

Rooms:**Property Type:** House (Res)**Land Size:** 301 sqm approx

Agent Comments

Indicative Selling Price

\$545,000 - \$595,000

Median House Price

June quarter 2018: \$825,000

Comparable Properties

**2/5 Mckenzie Ct GREENSBOROUGH 3088 (REI)**

Agent Comments

 2
  2
  1

Price: \$594,500**Method:** Private Sale**Date:** 01/08/2018**Rooms:** -**Property Type:** Unit**Land Size:** 219 sqm approx**1/12 Hume St GREENSBOROUGH 3088 (REI)**

Agent Comments

 2
  1
  1

Price: \$590,000**Method:** Private Sale**Date:** 15/06/2018**Rooms:** -**Property Type:** House**Land Size:** 151 sqm approx**4/7 Mcdowell St GREENSBOROUGH 3088 (REI/VG)**

Agent Comments

 2
  1
  2

Price: \$559,000**Method:** Auction Sale**Date:** 02/06/2018**Rooms:** 4**Property Type:** Unit