

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

8/73-75 NELL 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

\$595,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Greensborough

Period-from

01 Apr 2023

to

31 Mar 2024

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

4/63 NELL STREET GREENSBOROUGH VIC 3088	\$600,000	08-Dec-23
4/37 WILLIAMS ROAD BRIAR HILL VIC 3088	\$660,000	01-Mar-24
2/8 CRELLIN CRESCENT WATSONIA VIC 3087	\$650,000	23-Mar-24

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: 23 April 2024

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**4/63 NELL STREET
GREENSBOROUGH VIC 3088**

2 1 1

Sold Price **\$600,000** Sold Date **08-Dec-23**

Distance **0.14km**



**4/37 WILLIAMS ROAD BRIAR HILL
VIC 3088**

2 1 1

Sold Price **\$660,000** Sold Date **01-Mar-24**

Distance **0.99km**



**2/8 CRELLIN CRESCENT
WATSONIA VIC 3087**

2 1 -

Sold Price ^{RS} **\$650,000** Sold Date **23-Mar-24**

Distance **1.56km**

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

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