

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 9/7 Echuca Road, Greensborough Vic 3088

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Greensborough

Period - From 12/11/2023 to 11/11/2024 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	2/19-21 Lyell Pde GREENSBOROUGH 3088	\$671,000	22/10/2024
2	2/69 Nell St GREENSBOROUGH 3088	\$612,000	16/07/2024
3	2/8 Paterson Cr GREENSBOROUGH 3088	\$625,000	25/05/2024

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.~~

This Statement of Information was prepared on: 12/11/2024 13:43



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

12/11/2023 - 11/11/2024: \$680,000

Comparable Properties



2/19-21 Lyell Pde GREENSBOROUGH 3088 (REI)

Agent Comments

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Price: \$671,000

Method: Private Sale

Date: 22/10/2024

Property Type: Unit

Land Size: 139 sqm approx



2/69 Nell St GREENSBOROUGH 3088 (REI/VG)

Agent Comments

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Price: \$612,000

Method: Private Sale

Date: 16/07/2024

Property Type: Unit



2/8 Paterson Cr GREENSBOROUGH 3088 (REI)

Agent Comments

 2  1  1

Price: \$625,000

Method: Private Sale

Date: 25/05/2024

Property Type: Unit

Account - Barry Plant | P: (03) 9431 1243