

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

6/110-112 Nell Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$1,010,000

Property Type House

Suburb Greensborough

Period - From 01/04/2024

to

31/03/2025

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	1/67 Alexandra St GREENSBOROUGH 3088	\$890,000	09/04/2025
2	3/16 Thompson St WATSONIA 3087	\$880,000	16/12/2024
3			

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:

03/06/2025 12:36

6/110-112 Nell Street, Greensborough Vic 3088



Christopher Macey
03 9499 7992
0411 330 311

christophermacey@jellisrcraig.com.au

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

Year ending March 2025: \$1,010,000



3 2 2

Property Type: Unit

Agent Comments

Comparable Properties



1/67 Alexandra St GREENSBOROUGH 3088 (REI)

Agent Comments

3 2 2

Price: \$890,000
Method: Private Sale
Date: 09/04/2025
Property Type: Townhouse (Single)
Land Size: 222 sqm approx



3/16 Thompson St WATSONIA 3087 (REI/VG)

Agent Comments

3 2 2

Price: \$880,000
Method: Private Sale
Date: 16/12/2024
Property Type: Townhouse (Single)
Land Size: 196 sqm approx

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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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