## 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	6/36 Alexandra Street, Greensborough Vic 3088
Including suburb and	-
postcode	

#### Indicative selling price

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

Trainge between   \( \psi \)	Range between	\$870,000	&	\$950,000
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### Median sale price

Median price	\$1,010,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	1/67 Alexandra St GREENSBOROUGH 3088	\$890,000	09/04/2025
2	5/90 Mountain View Rd MONTMORENCY 3094	\$910,000	22/03/2025
3	2/3 Monty St GREENSBOROUGH 3088	\$930,000	05/03/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/04/2025 14:50





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Indicative Selling Price \$870,000 - \$950,000 Median House Price Year ending March 2025: \$1,010,000



Property Type: Townhouse (Res)

**Agent Comments** 

# Comparable Properties



1/67 Alexandra St GREENSBOROUGH 3088 (REI)

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**3** 2

**Price:** \$890,000 **Method:** Private Sale **Date:** 09/04/2025

**Property Type:** Townhouse (Single) **Land Size:** 222 sqm approx

**Agent Comments** 

5/90 Mountain View Rd MONTMORENCY 3094 (REI)

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**Agent Comments** 

Agent Comments

**Price:** \$910,000 **Method:** Private Sale **Date:** 22/03/2025

Rooms: 4

**Property Type:** House (Res) **Land Size:** 272 sqm approx

2/3 Monty St GREENSBOROUGH 3088 (REI)

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**3** 

**Price:** \$930,000 **Method:** Private Sale **Date:** 05/03/2025

Rooms: 5

Property Type: House (Res) Land Size: 231 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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