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	4/88 Nell Street, Greensborough Vic 3088

Indicative selling price

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

Range between $670,000 & $720,000

Median sale price

Median price $695,000 Property Type Unit Suburb Greensborough

Period - From 01/07/2023 to 30/06/2024 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	2/4 Campbell Rd BRIAR HILL 3088	$715,000	07/09/2024
2	2/70a Sellars St WATSONIA NORTH 3087	$690,000	25/07/2024
3	15/68 Diamond Creek Rd GREENSBOROUGH 3088	$705,000	18/06/2024

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: 12/09/2024 14:47

4/88 Nell Street, Greensborough Vic 3088



3 1 2

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$670,000 - $720,000
Median Unit Price
Year ending June 2024: $695,000

Comparable Properties



2/4 Campbell Rd BRIAR HILL 3088 (REI)

3 1 2

Price: $715,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 247 sqm approx

Agent Comments



2/70a Sellars St WATSONIA NORTH 3087 (REI/VG)

3 1 2

Price: $690,000
Method: Private Sale
Date: 25/07/2024
Property Type: House
Land Size: 573 sqm approx

Agent Comments



15/68 Diamond Creek Rd GREENSBOROUGH 3088 (REI/VG)

3 2 1

Price: $705,000
Method: Private Sale
Date: 18/06/2024
Property Type: House
Land Size: 260 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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