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	4/69 Nell Street, Greensborough Vic 3088

Indicative selling price

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

Range between $520,000 & $570,000

Median sale price

Median price $688,000 Property Type Unit Suburb Greensborough

Period - From 01/10/2023 to 30/09/2024 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	2/46 Elder St WATSONIA 3087	$512,000	22/11/2024
2	2/18 Alma St LOWER PLENTY 3093	$570,000	09/09/2024
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: 02/12/2024 10:15

4/69 Nell Street, Greensborough Vic 3088



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$520,000 - $570,000
Median Unit Price
Year ending September 2024: $688,000

Comparable Properties



2/46 Elder St WATSONIA 3087 (REI)

2 1 1

Price: $512,000
Method: Private Sale
Date: 22/11/2024
Property Type: Townhouse (Res)

Agent Comments



2/18 Alma St LOWER PLENTY 3093 (REI/VG)

2 1 1

Price: $570,000
Method: Private Sale
Date: 09/09/2024
Property Type: Unit
Land Size: 143 sqm approx

Agent Comments

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 94321444

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