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	5/71 Nell Street, Greensborough, VIC 3088

Indicative selling price

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

Range between $870,000 & $930,000

Median sale price

Median price $1,065,000 Property Type House Suburb GREENSBOROUGH

Period - From 30/04/2024 to 29/10/2024 Source price_finder

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 4/209 Nepean St Greensborough	$880,000	26-Jun-24
2 3/209 Nepean St Greensborough	$895,000	17-May-24
3 2/8 Lyell Pde Greensborough950000	$950,000	17-May-24

This Statement of Information was prepared on: 30/10/2024