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	232 Elder Street, Greensborough Vic 3088

Indicative selling price

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

Range between $1,090,000 & $1,190,000

Median sale price

Median price $1,047,500 Property Type House 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	9 Broad St GREENSBOROUGH 3088	$1,195,000	29/10/2024
2	22 Cam St GREENSBOROUGH 3088	$1,101,000	26/10/2024
3	107 Elder St GREENSBOROUGH 3088	$1,060,000	08/10/2024

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: 18/11/2024 19:51

232 Elder Street, Greensborough Vic 3088

Dean Wolfe
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4 2

Rooms: 6
Property Type: House
Land Size: 660 sqm approx

Agent Comments

Indicative Selling Price
$1,090,000 - $1,190,000
Median House Price
Year ending September 2024: $1,047,500

Comparable Properties



9 Broad St GREENSBOROUGH 3088 (REI)

4 2 4

Price: $1,195,000
Method: Private Sale
Date: 29/10/2024
Property Type: House
Land Size: 656 sqm approx

Agent Comments

Similar in size but superior location



22 Cam St GREENSBOROUGH 3088 (REI)

4 1 4

Price: $1,101,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House
Land Size: 631 sqm approx

Agent Comments

Similar in location but only 1 bathroom.



107 Elder St GREENSBOROUGH 3088 (REI)

4 2 2

Price: $1,060,000
Method: Private Sale
Date: 08/10/2024
Property Type: House

Agent Comments

inferior property. similar floorplan but not as renovated and missing external rumpus room and car accom that subject property has.

Account - Jellis Craig | P: 03 94321444

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