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	3/71 Nell Street, Greensborough Vic 3088

Indicative selling price

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

Range between $770,000 & $830,000

Median sale price

Median price $850,000 Property Type Townhouse Suburb Greensborough

Period - From 23/04/2024 to 22/04/2025 Source Property Data

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	3/91 Nell St GREENSBOROUGH 3088	$791,500	15/04/2025
2	3/6 Adeline St GREENSBOROUGH 3088	$771,500	02/04/2025
3	2/8 Vermont Pde GREENSBOROUGH 3088	$820,000	12/12/2024

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: 23/04/2025 14:45

3/71 Nell Street, Greensborough Vic 3088



3 2 2

Property Type: Townhouse
Land Size: 182 sqm approx

Agent Comments

Indicative Selling Price
$770,000 - $830,000
Median Townhouse Price
23/04/2024 - 22/04/2025: $850,000

Comparable Properties

3/91 Nell St GREENSBOROUGH 3088 (REI)

2 1 1

Price: $791,500
Method:
Date: 15/04/2025
Property Type: Unit

Agent Comments



3/6 Adeline St GREENSBOROUGH 3088 (REI)

2 2 1

Price: $771,500
Method: Private Sale
Date: 02/04/2025
Rooms: 3
Property Type: Unit
Land Size: 247 sqm approx

Agent Comments



2/8 Vermont Pde GREENSBOROUGH 3088 (REI/VG)

3 1 1

Price: $820,000
Method: Private Sale
Date: 12/12/2024
Property Type: Unit
Land Size: 256 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

REIV THE DIFFERENCE

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