

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

Unit 1/34 William Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$620,000 & \$682,000

Median sale price

Median price \$760,000 Property Type Unit Suburb Greensborough

Period - From 01/04/2021 to 30/06/2021 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	2/67 Nell St GREENSBOROUGH 3088	\$678,000	16/07/2021
2	6/83 Nell St GREENSBOROUGH 3088	\$645,000	03/07/2021
3	4/83 Nell St GREENSBOROUGH 3088	\$621,000	30/06/2021

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.~~

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 3  1  Single Carport

Rooms: 5
Property Type: Unit
Land Size: 254m2 sqm approx
Agent Comments
Original home

Indicative Selling Price
\$620,000 - \$682,000
Median Unit Price
June quarter 2021: \$760,000

Comparable Properties



2/67 Nell St GREENSBOROUGH 3088 (REI)

Agent Comments

 2  1  2

Price: \$678,000
Method: Sold Before Auction
Date: 16/07/2021
Property Type: Unit
Land Size: 152 sqm approx



6/83 Nell St GREENSBOROUGH 3088 (REI)

Agent Comments

 2  1  1

Price: \$645,000
Method: Private Sale
Date: 03/07/2021
Property Type: Unit



4/83 Nell St GREENSBOROUGH 3088 (REI)

Agent Comments

 2  1  1

Price: \$621,000
Method: Private Sale
Date: 30/06/2021
Rooms: 3
Property Type: Unit