

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

| |
|--|
| 1/139 St Helena Road, Greensborough Vic 3088 |
|--|

Indicative selling price

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

Range between

| |
|-----------|
| \$900,000 |
|-----------|

 &

| |
|-----------|
| \$950,000 |
|-----------|

Median sale price

Median price

| |
|-----------|
| \$960,000 |
|-----------|

 Property Type

| |
|-------|
| House |
|-------|

 Suburb

| |
|---------------|
| Greensborough |
|---------------|

Period - From

| |
|------------|
| 01/01/2023 |
|------------|

 to

| |
|------------|
| 31/12/2023 |
|------------|

 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 | 2/20 Willis St GREENSBOROUGH 3088 | \$941,000 | 11/12/2023 |
| 2 | 2/34 Jessop St GREENSBOROUGH 3088 | \$920,000 | 15/11/2023 |
| 3 | 1/4 Box Rd BRIAR HILL 3088 | \$912,000 | 06/02/2024 |

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:

| |
|------------------|
| 20/02/2024 11:39 |
|------------------|



Rooms: 5

Property Type: Unit

Land Size: 528 sqm approx

Agent Comments

Comparable Properties



2/20 Willis St GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$941,000

Method: Private Sale

Date: 11/12/2023

Property Type: Townhouse (Res)

Land Size: 274 sqm approx



2/34 Jessop St GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$920,000

Method: Private Sale

Date: 15/11/2023

Rooms: 6

Property Type: House (Res)



1/4 Box Rd BRIAR HILL 3088 (REI)

Agent Comments



Price: \$912,000

Method: Private Sale

Date: 06/02/2024

Rooms: 5

Property Type: Unit

Land Size: 392 sqm approx