

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

1/60 St Helena Road, Greensborough Vic 3088

Indicative selling price

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

Range between

\$950,000

 &

\$1,020,000

Median sale price

Median price

\$1,036,000

 Property Type

House

 Suburb

Greensborough

Period - From

01/01/2024

 to

31/03/2024

 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	13 Sun Orchid Cirt ST HELENA 3088	\$1,012,000	01/05/2024
2	2/83 Plenty La GREENSBOROUGH 3088	\$880,000	23/04/2024
3	1/30 Lorimer St GREENSBOROUGH 3088	\$851,000	08/06/2024

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:

14/06/2024 14:08



 3  2  2

Property Type: House (Res)

Land Size: 162 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,020,000

Median House Price

March quarter 2024: \$1,036,000

Comparable Properties



13 Sun Orchid Cirt ST HELENA 3088 (REI)

Agent Comments

 3  2  2

Price: \$1,012,000

Method: Private Sale

Date: 01/05/2024

Property Type: House (Res)



2/83 Plenty La GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 3  2  2

Price: \$880,000

Method: Private Sale

Date: 23/04/2024

Property Type: House

Land Size: 142 sqm approx



1/30 Lorimer St GREENSBOROUGH 3088 (REI) **Agent Comments**

 3  3  2

Price: \$851,000

Method: Auction Sale

Date: 08/06/2024

Property Type: House (Res)

Account - Barry Plant | P: 03 9842 8888