#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	208 St Helena Road, Greensborough Vic 3088
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$850,000	&	\$930,000
95 501110011	4000,000	5.	+,

#### Median sale price

Median price	\$1,075,000	Pro	perty Type	louse		Suburb	Greensborough
Period - From	01/10/2023	to	31/12/2023	S	ource	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

	aress of comparable property	1 1100	Date of Sale
1	24 Tallow Wood Dr GREENSBOROUGH 3088	\$910,000	16/12/2023
2	10 Wahroonga Cr GREENSBOROUGH 3088	\$905,000	28/09/2023
3	6 Carbora Dale GREENSBOROUGH 3088	\$836,000	24/10/2023

#### 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:	01/03/2024 16:40



Date of sale







**Property Type:** House **Land Size:** 790 sqm approx Agent Comments

Indicative Selling Price \$850,000 - \$930,000 Median House Price December quarter 2023: \$1,075,000

## Comparable Properties



24 Tallow Wood Dr GREENSBOROUGH 3088

(REI)

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Price: \$910,000
Method: Auction Sale
Date: 16/12/2023

**Property Type:** House (Res) **Land Size:** 787 sqm approx

**Agent Comments** 



10 Wahroonga Cr GREENSBOROUGH 3088

(REI/VG)

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Price: \$905,000 Method: Private Sale Date: 28/09/2023

**Property Type:** House (Res) **Land Size:** 709 sqm approx

Agent Comments



6 Carbora Dale GREENSBOROUGH 3088

(REI/VG)

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**Agent Comments** 

Price: \$836,000
Method: Private Sale
Date: 24/10/2023
Property Type: House
Land Size: 690 sqm approx

Account - Barry Plant | P: (03) 9431 1243





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