

# 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 208 St Helena Road, Greensborough Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$930,000

### Median sale price

Median price \$1,075,000 Property Type House Suburb Greensborough

Period - From 01/10/2023 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	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



3   2   2

**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**   [Agent Comments](#)  
 (REI)

3   2   2

**Price:** \$910,000  
**Method:** Auction Sale  
**Date:** 16/12/2023  
**Property Type:** House (Res)  
**Land Size:** 787 sqm approx



**10 Wahroonga Cr GREENSBOROUGH 3088**   [Agent Comments](#)  
 (REI/VG)

3   2   1

**Price:** \$905,000  
**Method:** Private Sale  
**Date:** 28/09/2023  
**Property Type:** House (Res)  
**Land Size:** 709 sqm approx



**6 Carbor Dale GREENSBOROUGH 3088**   [Agent Comments](#)  
 (REI/VG)

4   2   2

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

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