

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 58 Tallow Wood Drive, Greensborough Vic 3088

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$970,000 Property Type House Suburb Greensborough

Period - From 24/01/2023 to 23/01/2024 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	6 Henley CI ST HELENA 3088	\$1,151,000	31/08/2023
2	4 Dugong Ct ST HELENA 3088	\$1,130,000	16/11/2023
3	15 Covala Ct ST HELENA 3088	\$1,066,750	03/11/2023

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: 24/01/2024 15:02



Property Type: Land
Land Size: 786 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,150,000
Median House Price
 24/01/2023 - 23/01/2024: \$970,000

Comparable Properties



6 Henley CI ST HELENA 3088 (REI/VG)

Agent Comments



Price: \$1,151,000
Method: Private Sale
Date: 31/08/2023
Property Type: House
Land Size: 1003 sqm approx



4 Dugong Ct ST HELENA 3088 (REI)

Agent Comments



Price: \$1,130,000
Method: Private Sale
Date: 16/11/2023
Property Type: House (Res)
Land Size: 738 sqm approx

4 Dugong Court St Helena has a pool but is a smaller residence



15 Covala Ct ST HELENA 3088 (REI)

Agent Comments



Price: \$1,066,750
Method: Private Sale
Date: 03/11/2023
Property Type: House
Land Size: 1051 sqm approx

15 Covala Court St Helena was not presented to the same standard as 58 Tallow Wood Drive Greensborough

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