

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

89 St Helena Road, Greensborough Vic 3088

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$960,000 Property Type House Suburb Greensborough

Period - From 01/10/2022 to 30/09/2023 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	138 Nell St GREENSBOROUGH 3088	\$960,000	20/08/2023
2	111 St Helena Rd GREENSBOROUGH 3088	\$925,000	29/07/2023
3	1/100 Diamond Creek Rd GREENSBOROUGH 3088	\$902,000	12/10/2023

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:

27/10/2023 12:19

89 St Helena Road, Greensborough Vic 3088

**Jellis
Craig**

Aaron Yeats

9431 1222

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Indicative Selling Price

\$880,000 - \$960,000

Median House Price

Year ending September 2023: \$960,000



3 1 2

Rooms: 5

Property Type: House (Res)

Land Size: 479 sqm approx

Agent Comments

Comparable Properties



138 Nell St GREENSBOROUGH 3088 (REI)

Agent Comments

3 2 2

Price: \$960,000

Method: Private Sale

Date: 20/08/2023

Property Type: House



111 St Helena Rd GREENSBOROUGH 3088 (REI)

Agent Comments

3 2 1

Price: \$925,000

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)

Land Size: 460 sqm approx



1/100 Diamond Creek Rd GREENSBOROUGH 3088 (REI)

Agent Comments

3 2 2

Price: \$902,000

Method: Private Sale

Date: 12/10/2023

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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