## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 2/91 St Helena Road, Greensborough Vic 3088

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |            |     |             |      |           |      |        |               |  |  |
|--|------------|-----|-------------|------|-----------|------|--------|---------------|--|--|
| Range betweer  | \$780,000  |     | &           |      | \$850,000 |      |        |               |  |  |
| Median sale p  | rice       |     |             |      |           |      |        |               |  |  |
| Median price   | \$622,500  | Pro | operty Type | Unit |           |      | Suburb | Greensborough |  |  |
| Period - From  | 01/01/2020 | to  | 31/12/2020  |      | So        | urce | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ade | dress of comparable property          | Price     | Date of sale |
|-----|---------------------------------------|-----------|--------------|
| 1   | 2/151 St Helena Rd GREENSBOROUGH 3088 | \$840,000 | 24/02/2021   |
| 2   |                                       |           |              |
| 3   |                                       |           |              |

#### OR

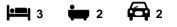
**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

31/03/2021 13:21







Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$780,000 - \$850,000 Median Unit Price Year ending December 2020: \$622,500

# **Comparable Properties**



2/151 St Helena Rd GREENSBOROUGH 3088 Agent Comments (REI) 2 2 2 2 Price: \$840,000 Method: Private Sale Date: 24/02/2021 Rooms: 6 Property Type: Townhouse (Res)

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.

Account - Darren Jones | P: 9432 2544 | F: 9432 2537



