Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for sale									
Address Including suburb and postcode	d								
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between \$640,000 & \$690,000					0				
Median sale price*									
Median price	Property Type Sub						Suburb	Eltham Nort	h
Period - From		to			Sc	ource			
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							Р	rice	Date of sale
1 2/258 Diamond Creek Rd GREENSBOROUGH 3088							\$	695,000	06/05/2020
2 2/56-58 Greenhill Rd GREENSBOROUGH 3088							\$	670,000	08/02/2020
3 6/143 St Helena Rd GREENSBOROUGH 3088							\$	670,000	14/12/2019
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.									
* When this Statement of Information was prepared, publicly available information								11/06/2020 13:05	
* When this Statement c	st Informat	tion v	Mac prepare	d nu	hlicky avai	Iahla	informat	ion providina	madian cala



^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au

> **Indicative Selling Price** \$640,000 - \$690,000 No median price available



Property Type: Townhouse

(Single)

Agent Comments

Comparable Properties



2/258 Diamond Creek Rd GREENSBOROUGH

3088 (REI)

-3

Price: \$695,000 Method: Private Sale Date: 06/05/2020

Rooms: 6

Property Type: Townhouse (Res)



2/56-58 Greenhill Rd GREENSBOROUGH 3088 Agent Comments

(REI/VG)





Price: \$670.000 Method: Auction Sale Date: 08/02/2020 Property Type: Unit



6/143 St Helena Rd GREENSBOROUGH 3088

(REI/VG)

-2

Price: \$670,000 Method: Auction Sale Date: 14/12/2019

Rooms: 3 Property Type: Unit

Land Size: 261 sqm approx

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

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