## 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 2/187 St Helena Road, Greensborough Vic 3088

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$800,000		&		\$880,000			
Median sale price								
Median price	\$747,500	Pro	operty Type	Unit			Suburb	Greensborough
Period - From	01/10/2024	to	31/12/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	4/19 River St GREENSBOROUGH 3088	\$750,000	20/12/2024
2	3 Starling St MONTMORENCY 3094	\$911,000	26/11/2024
3	1/14 Fernside Av BRIAR HILL 3088	\$915,000	19/10/2024

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:

29/01/2025 16:13









**Property Type:** Unit Agent Comments

Indicative Selling Price \$800,000 - \$880,000 Median Unit Price December quarter 2024: \$747,500

# **Comparable Properties**

4/19 River St GREENSBOROUGH 3088 (REI) → 3 → 2 → 4 Price: \$750,000 Method: Private Sale Date: 20/12/2024 Rooms: 6 Property Type: Unit	Agent Comments	
3 Starling St MONTMORENCY 3094 (REI/VG) 3 2 2 2 Price: \$911,000 Method: Private Sale Date: 26/11/2024 Property Type: House Land Size: 443 sqm approx	Agent Comments	
1/14 Fernside Av BRIAR HILL 3088 (VG) 3    -    - Price: \$915,000 Method: Sale Date: 19/10/2024 Property Type: Flat/Unit/Apartment (Res)	Agent Comments	

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