

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 6/143 St Helena Road, Greensborough Vic 3088

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$603,750 Property Type Unit Suburb Greensborough

Period - From 01/10/2018 to 30/09/2019 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	2/49 Rattray Rd MONTMORENCY 3094	\$672,000	12/10/2019
2	4/28-30 Hoban Av MONTMORENCY 3094	\$610,000	12/06/2019
3	2/12 Eldale Av GREENSBOROUGH 3088	\$602,500	24/06/2019

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.~~

This Statement of Information was prepared on: 06/11/2019 15:09



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
Year ending September 2019: \$603,750

Comparable Properties



2/49 Rattray Rd MONTMORENCY 3094 (REI)

Agent Comments

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Price: \$672,000
Method: Auction Sale
Date: 12/10/2019
Property Type: Unit
Land Size: 166 sqm approx



4/28-30 Hoban Av MONTMORENCY 3094 (REI/VG)

Agent Comments

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Price: \$610,000
Method: Private Sale
Date: 12/06/2019
Rooms: 4
Property Type: Unit
Land Size: 185 sqm approx



2/12 Eldale Av GREENSBOROUGH 3088 (REI/VG)

Agent Comments

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Price: \$602,500
Method: Private Sale
Date: 24/06/2019
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 111 sqm approx