

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

3/131 Henry Street, Greensborough Vic 3088

Indicative selling price

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

Range between \$545,000 & \$570,000

Median sale price

Median price \$631,750 Property Type Unit Suburb Greensborough

Period - From 01/07/2020 to 30/09/2020 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	3/125-129 St Helena Rd GREENSBOROUGH 3088	\$580,000	10/06/2020
2	2/86 Mountain View Rd MONTMORENCY 3094	\$580,000	13/05/2020
3	32/227-229 Nepean St GREENSBOROUGH 3088	\$550,000	15/06/2020

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: 13/10/2020 22:08

3/131 Henry Street, Greensborough Vic 3088

DARREN JONES

Daniel Leibowitz

03 9432 2544

0428 812 636

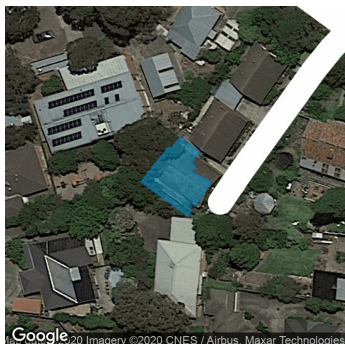
daniel@darrenjones.com.au

Indicative Selling Price

\$545,000 - \$570,000

Median Unit Price

September quarter 2020: \$631,750



2 1 1

Property Type: Unit

Land Size: 139 sqm approx

Agent Comments

Comparable Properties



**3/125-129 St Helena Rd GREENSBOROUGH
3088 (REI/VG)**

Agent Comments

2 1 2

Price: \$580,000

Method: Private Sale

Date: 10/06/2020

Property Type: Unit



**2/86 Mountain View Rd MONTMORENCY 3094
(REI/VG)**

Agent Comments

2 1 1

Price: \$580,000

Method: Private Sale

Date: 13/05/2020

Property Type: Unit



**32/227-229 Nepean St GREENSBOROUGH
3088 (REI)**

Agent Comments

2 1 1

Price: \$550,000

Method: Private Sale

Date: 15/06/2020

Property Type: Unit

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



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.