

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

1/60 St Helena Road, Greensborough Vic 3088

Indicative selling price

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

Range between \$890,000 & \$970,000

Median sale price

Median price \$815,000 Property Type Townhouse Suburb Greensborough

Period - From 29/07/2023 to 28/07/2024 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	1/30 Lorimer St GREENSBOROUGH 3088	\$851,000	08/06/2024
2	13 Sun Orchid Cirt ST HELENA 3088	\$1,012,000	01/05/2024
3	2/83 Plenty La GREENSBOROUGH 3088	\$880,000	23/04/2024

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:

29/07/2024 12:31



 3  2  2

Property Type: Townhouse
(Single)
Land Size: 162 sqm approx
Agent Comments

Indicative Selling Price
\$890,000 - \$970,000
Median Townhouse Price
29/07/2023 - 28/07/2024: \$815,000

Comparable Properties



1/30 Lorimer St GREENSBOROUGH 3088 (REI) **Agent Comments**

 3  3  2

Price: \$851,000
Method: Auction Sale
Date: 08/06/2024
Property Type: House (Res)



13 Sun Orchid Cirt ST HELENA 3088 (REI) **Agent Comments**

 3  2  2

Price: \$1,012,000
Method: Private Sale
Date: 01/05/2024
Property Type: House (Res)



2/83 Plenty La GREENSBOROUGH 3088 (REI/VG) **Agent Comments**

 3  2  2

Price: \$880,000
Method: Private Sale
Date: 23/04/2024
Property Type: House
Land Size: 142 sqm approx

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