

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

2/43 Hailes Street, Greensborough Vic 3088

Indicative selling price

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

Range between

\$780,000

&

\$850,000

Median sale price

Median price

\$750,000

Property Type

Townhouse

Suburb

Greensborough

Period - From

27/10/2021

to

26/10/2022

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	4/110 St Helena Rd BRIAR HILL 3088	\$850,000	16/07/2022
2	1/39 Greenhill Rd GREENSBOROUGH 3088	\$850,000	11/07/2022
3	3/42 Alexandra St GREENSBOROUGH 3088	\$810,000	07/10/2022

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:

27/10/2022 14:32

2/43 Hailes Street, Greensborough Vic 3088

**Jellis
Craig**

Scott Nugent
0438 054 993
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3 2 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median Townhouse Price
27/10/2021 - 26/10/2022: \$750,000

Comparable Properties



4/110 St Helena Rd BRIAR HILL 3088 (REI/VG) **Agent Comments**

3 2 2

Price: \$850,000
Method: Private Sale
Date: 16/07/2022
Property Type: Unit
Land Size: 437 sqm approx



1/39 Greenhill Rd GREENSBOROUGH 3088 (REI) **Agent Comments**

3 2 2

Price: \$850,000
Method: Private Sale
Date: 11/07/2022
Property Type: House
Land Size: 554 sqm approx



3/42 Alexandra St GREENSBOROUGH 3088 (REI) **Agent Comments**

3 3 2

Price: \$810,000
Method: Private Sale
Date: 07/10/2022
Property Type: Townhouse (Res)

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



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