# 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

64 St Helena Road Greensborough VIC 3088

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	or range between	\$850,000	&	\$935,000			
Median sale price							
(*Delete house or unit as applicable)							

Median Price	\$980,000	Prop	erty type		House	Suburb	Greensborough
Period-from	01 Mar 2021	to	28 Feb 2	2022	Source		Corelogic

#### 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 6 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
5 St Helena Road Greensborough VIC 3088	\$850,000	26-Nov-21
14 Auriol Court Greensborough VIC 3088	\$890,000	13-Nov-21
7 Tamboon Drive Greensborough VIC 3088	\$895,000	11-Feb-22

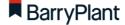
OR

**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 6 months.

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5 St Helena Road Greensborough VIC 3088			Sold Price	\$850,000	Sold Date	26-Nov-21
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14 Auriol Court Greensborough VIC 3088	Sold Price	\$890,000	Sold Date	13-Nov-21
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7 Tamboon Drive Greensborough VIC 3088			Sold Price	<sup>RS</sup> \$895,000	Sold Date	11-Feb-22
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#### RS = Recent sale UN = Undisclosed Sale

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