

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	11/170-184 St Helena Road, Greensborough Vic 3088
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Indicative selling price

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

Single price	\$635,000
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Median sale price

Median price	\$660,000	House		Unit	X	Suburb	Greensborough
Period - From	01/04/2017	to	30/06/2017	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	2/54 Kelvin Av MONTMORENCY 3094	\$642,000	01/06/2017
2	5 Sapphire Ct GREENSBOROUGH 3088	\$620,500	10/05/2017
3	2/13 Alexandra St GREENSBOROUGH 3088	\$600,000	18/03/2017

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.~~



 3  1  2

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 161 sqm approx

Agent Comments

Comparable Properties



2/54 Kelvin Av MONTMORENCY 3094 (REI)

Agent Comments

 3  2  2

Price: \$642,000

Method: Sold Before Auction

Date: 01/06/2017

Rooms: 5

Property Type: Townhouse (Res)



5 Sapphire Ct GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 3  2  1

Price: \$620,500

Method: Private Sale

Date: 10/05/2017

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 176 sqm approx

2/13 Alexandra St GREENSBOROUGH 3088 (VG)

Agent Comments

 3  -  -

Price: \$600,000

Method: Sale

Date: 18/03/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)