### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

73 Mountain View Road, Greensborough Vic 3088

#### Indicative selling price

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

#### Median sale price

Median price	\$677,500	Pro	perty Type	Jnit		Suburb	Greensborough
Period - From	02/04/2024	to	01/04/2025	So	ource	Property	<sup>,</sup> Data

## 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

Add	dress of comparable property	Price	Date of sale
1	2/187 St Helena Rd GREENSBOROUGH 3088	\$825,000	24/03/2025
2	1/80 Mountain View Rd MONTMORENCY 3094	\$840,000	30/01/2025
3	1/42 Para Rd MONTMORENCY 3094	\$845,000	29/11/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/04/2025 12:33













Property Type: Townhouse

(Single)

Agent Comments

Indicative Selling Price \$800,000 - \$850,000 Median Unit Price 02/04/2024 - 01/04/2025: \$677,500

## Comparable Properties



2/187 St Helena Rd GREENSBOROUGH 3088 (REI)

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**Agent Comments** 

Price: \$825,000 Method: Private Sale Date: 24/03/2025 Property Type: Unit

Land Size: 388 sqm approx

1/80 Mountain View Rd MONTMORENCY 3094 (REI/VG)

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**Agent Comments** 

Price: \$840,000 Method: Private Sale Date: 30/01/2025 Property Type: Unit

Land Size: 218 sqm approx



1/42 Para Rd MONTMORENCY 3094 (REI/VG)

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Agent Comments

Price: \$845,000 Method: Private Sale Date: 29/11/2024

**Property Type:** Townhouse (Single) **Land Size:** 229 sqm approx

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





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