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	2/198 St Helena Road, Greensborough Vic 3088

Indicative selling price

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

Single price $890,000

Median sale price

Median price $1,036,000 Property Type House Suburb Greensborough

Period - From 01/01/2024 to 31/03/2024 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	23 Dunbarton Dr ELTHAM NORTH 3095	$910,000	27/04/2024
2	1/22 Railway Rd BRIAR HILL 3088	$900,000	17/04/2024
3	225 Mountain View Rd GREENSBOROUGH 3088	$900,000	14/03/2024

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: 04/06/2024 15:40

2/198 St Helena Road, Greensborough Vic 3088

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Property Type: House

Agent Comments

Indicative Selling Price
$890,000
Median House Price
March quarter 2024: $1,036,000

Comparable Properties



23 Dunbarton Dr ELTHAM NORTH 3095 (REI)

5 2 2

Price: $910,000
Method: Auction Sale
Date: 27/04/2024
Property Type: House (Res)
Land Size: 678 sqm approx

Agent Comments



1/22 Railway Rd BRIAR HILL 3088 (REI)

3 2 2

Price: $900,000
Method: Private Sale
Date: 17/04/2024
Rooms: 4
Property Type: Unit
Land Size: 317 sqm approx

Agent Comments



225 Mountain View Rd GREENSBOROUGH 3088 (REI)

3 2 2

Price: $900,000
Method: Private Sale
Date: 14/03/2024
Property Type: House
Land Size: 524 sqm approx

Agent Comments

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