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	196 St Helena Road, Greensborough Vic 3088

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $1,087,996 Property Type House Suburb Greensborough

Period - From 01/04/2024 to 30/06/2024 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	4 Billy Tea Ct GREENSBOROUGH 3088	$2,100,000	17/08/2024
2			
3			

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.

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196 St Helena Road, Greensborough Vic 3088

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5 4 2

Property Type: House
Land Size: 2761 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
June quarter 2024: $1,087,996

Comparable Properties



4 Billy Tea Ct GREENSBOROUGH 3088 (REI)

6 3 6

Price: $2,100,000
Method: Private Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 1243 sqm approx

Agent Comments

smaller land.

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.

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