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	1/88 Greenhill Road, Greensborough Vic 3088

Indicative selling price

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

Range between $740,000 & $795,000

Median sale price

Median price $688,000 Property Type Unit Suburb Greensborough

Period - From 01/07/2024 to 30/09/2024 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	5/54 Warwick Rd GREENSBOROUGH 3088	$792,000	11/09/2024
2	1/142 St Helena Rd BRIAR HILL 3088	$749,000	15/06/2024
3	2/1 Graeme Av MONTMORENCY 3094	$755,000	13/06/2024

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: 17/10/2024 09:37

1/88 Greenhill Road, Greensborough Vic 3088



3 1 2

Property Type: Unit
Land Size: 271 sqm approx

Agent Comments

Indicative Selling Price
$740,000 - $795,000
Median Unit Price
September quarter 2024: $688,000

Comparable Properties



5/54 Warwick Rd GREENSBOROUGH 3088 (REI)

3 1 2

Price: $792,000
Method: Private Sale
Date: 11/09/2024
Property Type: House

Agent Comments



1/142 St Helena Rd BRIAR HILL 3088 (REI/VG)

3 1 2

Price: $749,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 370 sqm approx

Agent Comments



2/1 Graeme Av MONTMORENCY 3094 (REI/VG)

3 1 2

Price: $755,000
Method: Private Sale
Date: 13/06/2024
Rooms: 5
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 94321444

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