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	269 St Helena Road, Greensborough Vic 3088

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,047,500 Property Type House Suburb Greensborough

Period - From 01/10/2023 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	12 Cockatiel Pl DIAMOND CREEK 3089	$1,382,500	29/11/2024
2	2 Candlebark Cl DIAMOND CREEK 3089	$1,500,000	27/10/2024
3	14 Cockatiel Pl DIAMOND CREEK 3089	$1,430,000	24/10/2024

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: 09/12/2024 16:04

269 St Helena Road, Greensborough Vic 3088

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Property Type: House (Previously Occupied - Detached)
Land Size: 755 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
Year ending September 2024: $1,047,500

Comparable Properties



12 Cockatiel Pl DIAMOND CREEK 3089 (REI)

4 3 2

Price: $1,382,500
Method: Private Sale
Date: 29/11/2024
Property Type: House
Land Size: 793 sqm approx

Agent Comments



2 Candlebark Cl DIAMOND CREEK 3089 (REI)

5 2 2

Price: $1,500,000
Method: Private Sale
Date: 27/10/2024
Property Type: House (Res)
Land Size: 785 sqm approx

Agent Comments



14 Cockatiel Pl DIAMOND CREEK 3089 (REI)

5 2 2

Price: $1,430,000
Method: Private Sale
Date: 24/10/2024
Property Type: House (Res)
Land Size: 814 sqm approx

Agent Comments

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