Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/143 St Helena Road, Greensborough Vic 3088

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$600,000		&		\$650,000			
Median sale p	rice							
Median price	\$603,750	Pro	operty Type	Unit			Suburb	Greensborough
Period - From	01/10/2018	to	30/09/2019)	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	2/49 Rattray Rd MONTMORENCY 3094	\$672,000	12/10/2019
2	4/28-30 Hoban Av MONTMORENCY 3094	\$610,000	12/06/2019
3	2/12 Eldale Av GREENSBOROUGH 3088	\$602,500	24/06/2019

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:

06/11/2019 15:09









Property Type: Unit Agent Comments Indicative Selling Price \$600,000 - \$650,000 Median Unit Price Year ending September 2019: \$603,750

Comparable Properties



2/49 Rattray Rd MONTMORENCY 3094 (REI)



Price: \$672,000 Method: Auction Sale Date: 12/10/2019 Property Type: Unit Land Size: 166 sqm approx

(REI/VG)

Agent Comments

Agent Comments



2 1 2 2 Price: \$610,000 Method: Private Sale Date: 12/06/2019 Rooms: 4

Property Type: Unit Land Size: 185 sqm approx

2/12 Eldale Av GREENSBOROUGH 3088 (REI/VG)

4/28-30 Hoban Av MONTMORENCY 3094



Price: \$602,500 Method: Private Sale Date: 24/06/2019 Rooms: 4 Property Type: Townhouse (Res) Land Size: 111 sqm approx Agent Comments

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.