



 2  1  2

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 161 sqm approx

Agent Comments

Comparable Properties



2/54 Kelvin Av MONTMORENCY 3094 (REI)

Agent Comments

 3  2  2

Price: \$642,000

Method: Sold Before Auction

Date: 01/06/2017

Rooms: 5

Property Type: Townhouse (Res)



2/51 Leach St BRIAR HILL 3088 (REI/VG)

Agent Comments

 2  1  5

Price: \$635,000

Method: Private Sale

Date: 30/01/2017

Rooms: 3

Property Type: Townhouse (Res)



1/12 Eldale Av GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 3  2  2

Price: \$620,000

Method: Private Sale

Date: 07/01/2017

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 150 sqm approx

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 11/170-184 St Helena Road, Greensborough Vic 3088

Indicative selling price

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

Range between \$590,000 & \$649,000

Median sale price

Median price \$634,500

Unit X

Suburb Greensborough

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/54 Kelvin Av MONTMORENCY 3094	\$642,000	01/06/2017
2/51 Leach St BRIAR HILL 3088	\$635,000	30/01/2017
1/12 Eldale Av GREENSBOROUGH 3088	\$620,000	07/01/2017