

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

15 Diamond Boulevard, Greensborough Vic 3088

Indicative selling price

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

Range between

\$850,000

 &

\$920,000

Median sale price

Median price

\$780,000

 Property Type

Townhouse

 Suburb

Greensborough

Period - From

16/10/2023

 to

15/10/2024

 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	1/60 St Helena Rd GREENSBOROUGH 3088	\$950,000	16/09/2024
2	2/101 St Helena Rd GREENSBOROUGH 3088	\$980,000	08/08/2024
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.

This Statement of Information was prepared on:

16/10/2024 11:06

15 Diamond Boulevard, Greensborough Vic 3088

Kate Donaldson

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3 2 2

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 154 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$920,000

Median Townhouse Price

16/10/2023 - 15/10/2024: \$780,000

Comparable Properties



1/60 St Helena Rd GREENSBOROUGH 3088 (REI)

Agent Comments

3 2 2

Price: \$950,000

Method: Private Sale

Date: 16/09/2024

Property Type: Townhouse (Res)

Land Size: 162 sqm approx



2/101 St Helena Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 2 2

Price: \$980,000

Method: Private Sale

Date: 08/08/2024

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 229 sqm approx

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.

Account - Ray White Eltham | P: 03 9431 3425



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