

## 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

8 Ballandry Crescent Greensborough VIC 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Greensborough

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

### 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 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

224 St Helena Road Greensborough VIC 3088	\$835,000	26-Sep-19
26 Yaralla Crescent St Helena VIC 3088	\$840,000	11-Jul-19
32 Glen Katherine Drive St Helena VIC 3088	\$790,000	09-Jul-19

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 6 months.~~

This Statement of Information was prepared on: 29 October 2019

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**224 St Helena Road Greensborough VIC 3088** Sold Price **\$835,000** Sold Date **26-Sep-19**  
 Distance **0.38km**  
 4 beds 2 bathrooms 2 cars



**26 Yaralla Crescent St Helena VIC 3088** Sold Price **\$840,000** Sold Date **11-Jul-19**  
 Distance **0.47km**  
 4 beds 2 bathrooms 2 cars



**32 Glen Katherine Drive St Helena VIC 3088** Sold Price **\$790,000** Sold Date **09-Jul-19**  
 Distance **0.79km**  
 4 beds 2 bathrooms 2 cars

RS = Recent sale      UN = Undisclosed Sale

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