

## Greensborough.

The advent of electric trains to Greensborough is already proving a big factor in bringing this beautiful district into prominence as a residential suburb. Not many years ago, the needs of the district were supplied by a service of three steam trains a day, and Greensborough was only regarded as a week-end or holiday resort. The journey to the city used to occupy an hour, with the change of trains at Heidelberg; but this has now given place to the splendid present service by which the city can be reached in 35 minutes. Greensborough is but the same distance from the city as Sandringham, and nearer than Ringwood or Mordialloc, and an appreciation of these facts, combined with the natural beauty of the district, is causing numerous enquiries for home sites. Greensborough has a Yan Yean water supply through the township, and electric light will shortly be available as the Morewell scheme passes within half a mile of the town. All these facts will mean increased population, and it is significant to note that the volume of railway traffic at the local station has doubled in the past two years. It is safe to assume that this rate of progress will be more than maintained, therefore land in such a locality has the added attraction of being an investment as well as a speculation. Beautiful residential sites, convenient to the station, shops and post-office, can be purchased to-day for 20/- to 40/- a foot. Business sites right in the centre of the town, with frontages to Main road, can be obtained from £3 10/ a foot. These prices undoubtedly present great opportunities for a wise man to invest a portion of his savings to advantage. The pro-

savings to advantage. The properties can be inspected any time by arrangement with C. JESSOP, the local estate agent, whose list offers a wide range from which to choose. The following is a list of the property which he has sold during the last quarter: 44 lots Township Estate (in conjunction with Sydney T. Haynes and Co.,) at an average of 34/- per foot,—£4340. 22 lots at Kelvin Grove Estate (by private sale) at an average of 26/ per foot.—£2195. Account I. Amiet, six acres Montmorency, £605; account W. McDowell, 5 rms. w.b. house on Main road, £900; account G. Bester, 11 acres river flats and house, £1060; account I. Amiet, 132 feet Main road, frontages at £4 per foot; account W. H. Poulter, 14 acres near proposed station Grace Park at £100 per acre. The total sales amounted to £12,145 2/6. For properties of all description consult the local agent, C. JESSOP, Heidelberg 253), Greensborough. \*