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	11 Green Gully Court, St Helena Vic 3088
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,204,500	Pro	perty Type	House		Suburb	St Helena
Period - From	01/04/2023	to	30/06/2023		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

1	4 Yandell CI GREENSBOROUGH 3088	\$1,200,000	08/08/2023
2	6 Henley CI ST HELENA 3088	\$1,151,000	31/08/2023
3	33 Snowball Rd ELTHAM NORTH 3095	\$1,120,000	11/09/2023

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:	26/09/2023 14:39



Date of sale











Property Type: House (Previously

Occupied - Detached) Land Size: 797 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** June quarter 2023: \$1,204,500

Comparable Properties



4 Yandell CI GREENSBOROUGH 3088 (REI)





Agent Comments

Price: \$1,200,000 Method: Private Sale Date: 08/08/2023 Property Type: House Land Size: 1260 sqm approx



6 Henley CI ST HELENA 3088 (REI)

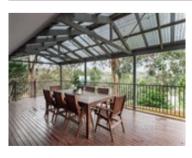






Agent Comments

Price: \$1,151,000 Method: Private Sale Date: 31/08/2023 Property Type: House Land Size: 1003 sqm approx



33 Snowball Rd ELTHAM NORTH 3095 (REI)





Price: \$1,120,000 Method: Private Sale Date: 11/09/2023 Property Type: House Land Size: 668 sqm approx Agent Comments

Account - Jellis Craig | P: 03 94321444



