

# 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 Green Gully Court, St Helena Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,204,500 Property 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	Date of sale
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



**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)**

Agent Comments



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

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