

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 Settlers Way, St Helena Vic 3088

Indicative selling price

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

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

Median sale price

Median price \$1,170,000 Property Type House Suburb St Helena

Period - From 01/10/2022 to 30/09/2023 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	8 Carnon St GREENSBOROUGH 3088	\$1,180,000	28/10/2023
2	11 Green Gully Ct ST HELENA 3088	\$1,175,000	27/10/2023
3	4 Dugong Ct ST HELENA 3088	\$1,130,000	16/11/2023

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:

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Property Type: Land
Land Size: 900 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending September 2023: \$1,170,000

Comparable Properties



8 Carnon St GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$1,180,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 820 sqm approx



11 Green Gully Ct ST HELENA 3088 (REI/VG)

Agent Comments



Price: \$1,175,000
Method: Sold Before Auction
Date: 27/10/2023
Property Type: House (Res)
Land Size: 805 sqm approx



4 Dugong Ct ST HELENA 3088 (REI)

Agent Comments



Price: \$1,130,000
Method: Private Sale
Date: 16/11/2023
Property Type: House (Res)
Land Size: 738 sqm approx

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