

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

2 Tyrone Court, St Helena Vic 3088

Indicative selling price

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

Range between \$1,295,000 & \$1,420,000

Median sale price

Median price \$1,200,000 Property Type House Suburb St Helena

Period - From 01/01/2024 to 31/03/2024 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	9 Stirling Ct ELTHAM NORTH 3095	\$1,520,000	16/03/2024
2	24 Dale Av ELTHAM NORTH 3095	\$1,340,000	16/05/2024
3	9 Carmel Cl GREENSBOROUGH 3088	\$1,335,000	09/03/2024

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: 09/07/2024 17:54

2 Tyrone Court, St Helena Vic 3088



Property Type:
Divorce/Estate/Family Transfers
Land Size: 991 sqm approx
Agent Comments

Indicative Selling Price
\$1,295,000 - \$1,420,000
Median House Price
March quarter 2024: \$1,200,000

Comparable Properties



9 Stirling Ct ELTHAM NORTH 3095 (REI/VG) **Agent Comments**



Price: \$1,520,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 914 sqm approx



24 Dale Av ELTHAM NORTH 3095 (REI) **Agent Comments**



Price: \$1,340,000
Method: Private Sale
Date: 16/05/2024
Rooms: 9
Property Type: House (Res)
Land Size: 1012 sqm approx



9 Carmel Ct GREENSBOROUGH 3088 (REI/VG) **Agent Comments**



Price: \$1,335,000
Method: Private Sale
Date: 09/03/2024
Property Type: House
Land Size: 953 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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