

## 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

22 TYRONE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,500,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,175,000

Property type

House

Suburb

St Helena

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

13 SUGAR GUM BOULEVARD GREENSBOROUGH VIC 3088	\$1,537,500	27-Mar-24
25 LAURISON ROAD ELTHAM NORTH VIC 3095	\$1,577,500	03-Feb-24
13 LILYPILLY LANE PLENTY VIC 3090	\$1,690,000	23-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 17 April 2024

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**13 SUGAR GUM BOULEVARD  
 GREENSBOROUGH VIC 3088**

4 3 2

Sold Price <sup>RS</sup> **\$1,537,500** Sold Date **27-Mar-24**

Distance **1.89km**



**25 LAURISON ROAD ELTHAM  
 NORTH VIC 3095**

4 2 3

Sold Price **\$1,577,500** Sold Date **03-Feb-24**

Distance **1.98km**



**13 LILLYPILLY LANE PLENTY VIC  
 3090**

5 3 2

Sold Price <sup>RS</sup> **\$1,690,000** <sup>UN</sup> Sold Date **23-Mar-24**

Distance **1.75km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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