## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Including suburb and postcode  Indicative selling price  For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)  Single Price  or range \$1,150,000 & \$1,250,000  Median sale price  (*Delete house or unit as applicable)  Median Price \$1,175,000 Property type House Suburb St Helena  Period-from 01 Jan 2023 to 31 Dec 2023 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	Property offered for sal	е						
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)  Single Price  or range between  \$1,150,000  & \$1,250,000  Median sale price  (*Delete house or unit as applicable)  Median Price  \$1,175,000  Property type  House  Suburb  St Helena  Period-from  01 Jan 2023  to  31 Dec 2023  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.	Including suburb and	23 NATASHA CLOSE ST HELENA VIC 3088						
Median sale price  (*Delete house or unit as applicable)  Median Price  \$1,175,000  Property type  House  Suburb  St Helena  Period-from  01 Jan 2023  to  31 Dec 2023  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.	•	e see consumer.vic	c.gov.a	u/underquoting (	*Delete singl	e price	e or range a	s applicable)
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	A* These are the three properties sold within two kilometres of the property for estate agent or agent's representative considers to be most comparable to						operty for sa	<del>ale.</del>
OR								

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: 29 January 2024



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