

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

30 Maxine Drive, 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 \$1,204,500

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	16 Symon Cr GREENSBOROUGH 3088	\$1,250,000	08/03/2023
2	14 Maxine Dr ST HELENA 3088	\$1,121,000	11/07/2023
3	320 St Helena Rd ST HELENA 3088	\$1,100,000	16/02/2023

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:

24/08/2023 17:49



 4  2  2

Property Type: House
Land Size: 978 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
June quarter 2023: \$1,204,500

Comparable Properties



16 Symon Cr GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,250,000
Method: Private Sale
Date: 08/03/2023
Property Type: House
Land Size: 1168 sqm approx



14 Maxine Dr ST HELENA 3088 (REI)

Agent Comments

 4  2  2

Price: \$1,121,000
Method: Private Sale
Date: 11/07/2023
Property Type: House (Res)
Land Size: 795 sqm approx



320 St Helena Rd ST HELENA 3088 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,100,000
Method: Private Sale
Date: 16/02/2023
Property Type: House
Land Size: 763 sqm approx