

# 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

41 Tamboon Drive, 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)

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

### Median sale price

Median price \$1,176,000 Property Type House Suburb St Helena

Period - From 06/05/2023 to 05/05/2024 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	20 Larool Av ST HELENA 3088	\$1,230,000	04/05/2024
2	6 Maxine Dr ST HELENA 3088	\$1,210,000	30/04/2024
3	63 Ramptons Rd ELTHAM NORTH 3095	\$1,170,000	15/04/2024

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:

06/05/2024 11:51



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 943 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**Median House Price**  
 06/05/2023 - 05/05/2024: \$1,176,000

## Comparable Properties



**20 Larool Av ST HELENA 3088 (REI)**



**Price:** \$1,230,000  
**Method:** Auction Sale  
**Date:** 04/05/2024  
**Property Type:** House (Res)  
**Land Size:** 736 sqm approx

Agent Comments

20 Larool Ave was cosmetically renovated internally however did not have a pool



**6 Maxine Dr ST HELENA 3088 (REI)**



**Price:** \$1,210,000  
**Method:** Private Sale  
**Date:** 30/04/2024  
**Property Type:** House  
**Land Size:** 785 sqm approx

Agent Comments

6 Maxine Dr had a renovated kitchen however did not offer a pool



**63 Ramptons Rd ELTHAM NORTH 3095 (REI)**



**Price:** \$1,170,000  
**Method:** Private Sale  
**Date:** 15/04/2024  
**Property Type:** House  
**Land Size:** 817 sqm approx

Agent Comments

63 Ramptons Rd was a smaller home

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