

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

6 CREA COURT ST HELENA VIC 3088

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
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,190,000

Property type

House

Suburb

St Helena

Period-from

01 Jul 2022

to

30 Jun 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

6 ST CLEMS STREET ST HELENA VIC 3088	\$1,168,000	27-Feb-23
18 HALSBURY COURT ST HELENA VIC 3088	\$1,071,000	18-Feb-23
20 TYRONE COURT ST HELENA VIC 3088	\$1,170,000	22-Jun-23

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: 19 July 2023



**6 ST CLEMS STREET ST HELENA
VIC 3088**

4 2 3

Sold Price **\$1,168,000** Sold Date **27-Feb-23**

Distance **0.29km**



**18 HALSBURY COURT ST HELENA
VIC 3088**

4 2 1

Sold Price **\$1,071,000** Sold Date **18-Feb-23**

Distance **1.24km**



**20 TYRONE COURT ST HELENA
VIC 3088**

4 2 2

Sold Price ^{RS} **\$1,170,000** Sold Date **22-Jun-23**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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