

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 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 \$1,175,000 Property Type House Suburb St Helena

Period - From 01/10/2023 to 31/12/2023 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	2 Elaroo CI ST HELENA 3088	\$1,151,300	31/01/2024
2	15 Covala Ct ST HELENA 3088	\$1,066,750	03/11/2023
3	309 St Helena Rd ST HELENA 3088	\$990,000	19/03/2024

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:

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Rooms: 2
Property Type: House (Res)
Land Size: 785 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 December quarter 2023: \$1,175,000

Comparable Properties



2 Elaroo Ct ST HELENA 3088 (REI)

Agent Comments



Price: \$1,151,300
Method: Private Sale
Date: 31/01/2024
Rooms: 6
Property Type: House (Res)
Land Size: 665 sqm approx



15 Covala Ct ST HELENA 3088 (REI/VG)

Agent Comments



Price: \$1,066,750
Method: Private Sale
Date: 03/11/2023
Property Type: House
Land Size: 1051 sqm approx



309 St Helena Rd ST HELENA 3088 (REI)

Agent Comments



Price: \$990,000
Method: Private Sale
Date: 19/03/2024
Property Type: House
Land Size: 654 sqm approx

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