

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

1 Lara Court, St Helena Vic 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000

&

\$880,000

Median sale price

Median price \$1,180,000

Property Type House

Suburb St Helena

Period - From 01/07/2022

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	39 Dunbarton Dr ELTHAM NORTH 3095	\$876,000	13/07/2023
2	24 Sun Orchid Cirt ST HELENA 3088	\$840,000	11/08/2023
3	1 Selsdon Ct GREENSBOROUGH 3088	\$840,000	11/05/2023

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:

07/09/2023 13:37

1 Lara Court, St Helena Vic 3088



 3  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

Year ending June 2023: \$1,180,000

Comparable Properties



39 Dunbarton Dr ELTHAM NORTH 3095 (REI)

Agent Comments

 3  2  2

Price: \$876,000

Method: Private Sale

Date: 13/07/2023

Property Type: House

Land Size: 552 sqm approx



24 Sun Orchid Cirt ST HELENA 3088 (REI)

Agent Comments

 3  2  2

Price: \$840,000

Method: Private Sale

Date: 11/08/2023

Property Type: House (Res)

Land Size: 144 sqm approx



1 Selsdon Ct GREENSBOROUGH 3088 (REI)

Agent Comments

 3  2  2

Price: \$840,000

Method: Private Sale

Date: 11/05/2023

Property Type: House

Land Size: 561 sqm approx

Account - Jellis Craig | P: 03 94598111



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