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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$800,000		&		\$880,000			
Median sale pr	rice							
Median price	\$1,180,000	Pro	operty Type	Hou	se		Suburb	St Helena
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Ad	dress 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.

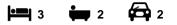
This Statement of Information was prepared on:

07/09/2023 13:37



1 Lara Court, St Helena Vic 3088





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



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

Price: \$840,000 Method: Private Sale Date: 11/08/2023 Property Type: House (Res) Land Size: 144 sqm approx

3



1 Selsdon Ct GREENSBOROUGH 3088 (REI) Agent Comments



Price: \$840,000 Method: Private Sale Date: 11/05/2023 Property Type: House Land Size: 561 sqm approx

Account - Jellis Craig | P: 03 94598111

propertydata



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