

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

11 NURLA PLACE 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,245,000

Property type

House

Suburb

St Helena

Period-from

01 Nov 2021

to

31 Oct 2022

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

17 VANESSA COURT ST HELENA VIC 3088	\$1,130,000	09-Sep-22
10 CREA COURT ST HELENA VIC 3088	\$1,180,000	14-Oct-22
14 KELBOW CLOSE ST HELENA VIC 3088	\$1,200,000	18-Aug-22

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: 14 November 2022



17 VANESSA COURT ST HELENA VIC 3088

Sold Price

\$1,130,000

Sold Date

09-Sep-22

4 2 2

Distance

0.53km



10 CREA COURT ST HELENA VIC 3088

Sold Price

^{RS} **\$1,180,000**

Sold Date

14-Oct-22

5 2 3

Distance

0.58km



14 KELBOW CLOSE ST HELENA VIC 3088

Sold Price

\$1,200,000

Sold Date

18-Aug-22

4 3 2

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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