

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

16 TYRONE 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

\$1,300,000

&

\$1,380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,137,500

Property type

House

Suburb

St Helena

Period-from

01 Jun 2021

to

31 May 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

9 CHARLES CONDER PLACE DIAMOND CREEK VIC 3089	\$1,372,500	23-Apr-22
17 WILSON STREET DIAMOND CREEK VIC 3089	\$1,380,000	11-Mar-22
101 GREENHILL ROAD GREENSBOROUGH VIC 3088	\$1,390,000	10-May-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: 03 June 2022



9 CHARLES CONDER PLACE DIAMOND CREEK VIC 3089

 4  2  2

Sold Price ^{RS} **\$1,372,500** Sold Date **23-Apr-22**

Distance **0.8km**



17 WILSON STREET DIAMOND CREEK VIC 3089

 4  2  2

Sold Price ^{RS} **\$1,380,000** Sold Date **11-Mar-22**

Distance **0.96km**



101 GREENHILL ROAD GREENSBOROUGH VIC 3088

 4  2  4

Sold Price ^{RS} **\$1,390,000** Sold Date **10-May-22**

Distance **1.9km**

RS = Recent sale

UN = Undisclosed Sale

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