

## 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

2/23 GLEN KATHERINE DRIVE ST HELENA VIC 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,182,500

Property type

Other

Suburb

St Helena

Period-from

01 Aug 2021

to

31 Jul 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

|                                              |             |           |
|----------------------------------------------|-------------|-----------|
| 12 ESKDALE COURT ELTHAM NORTH VIC 3095       | \$1,300,000 | 23-Apr-22 |
| 9 PLEASANT VIEW COURT DIAMOND CREEK VIC 3089 | \$1,262,000 | 05-Apr-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: 10 August 2022



**12 ESKDALE COURT ELTHAM  
NORTH VIC 3095**

4 2 2

Sold Price **\$1,300,000** Sold Date **23-Apr-22**

Distance **0.33km**



**9 PLEASANT VIEW COURT  
DIAMOND CREEK VIC 3089**

4 2 2

Sold Price **\$1,262,000** Sold Date **05-Apr-22**

Distance **1.81km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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