

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 Jeanette Close, ST HELENA, VIC 3088

Indicative selling price

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

Single price

or range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$ 1,190,000

Property type

House

Suburb

ST HELENA

Period - From

16/09/2023

to

15/09/2024

Source

price_finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	56 Allumba Drive St Helena Vic 3088	\$1,195,000	28/08/2024
2	8 Raven Court Diamond Creek Vic 3089	\$1,168,000	27/08/2024
3	2 Windmill Rise Diamond Creek Vic 3089	\$1,160,000	03/07/2024

This Statement of Information was prepared on:

16/09/2024