

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 Algona Court, St Helena, VIC 3088

Indicative selling price

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

Price Range \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,205,000 Property Type House Suburb St Helena (3088)

Period - From 03/10/2023 to 03/10/2024 Source Realestate

Comparable property sales

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.

Address of comparable property	Price	Date of sale
8 MURUMBA STREET, GREENSBOROUGH VIC 3088	\$1,065,000	07/09/2024
69 ALLUMBA DRIVE, ST HELENA VIC 3088	\$1,087,500	02/08/2024
14 MELVILLE DRIVE, GREENSBOROUGH VIC 3088	\$1,000,000	01/08/2024

This Statement of Information was prepared on: 03/10/2024