

# 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

6 Henley Close, 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)

Single price

\$1,180,000

### Median sale price

Median price

\$1,180,000

Property Type

House

Suburb

St Helena

Period - From

01/07/2022

to

30/06/2023

Source

REIV

### 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 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 |
|---|--------------------------------|-------------|--------------|
| 1 | 1 Kelbow CI ST HELENA 3088     | \$1,180,000 | 24/07/2023   |
| 2 | 20 Tyrone Ct ST HELENA 3088    | \$1,170,000 | 21/06/2023   |
| 3 | 14 Maxine Dr ST HELENA 3088    | \$1,121,000 | 11/07/2023   |

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 six months.~~

This Statement of Information was prepared on:

18/08/2023 12:13

6 Henley Close, St Helena Vic 3088

**Jellis  
Craig**

Scott Nugent  
0438 054 993  
scottnugent@jellisrcraig.com.au



4 2 2

**Property Type:** House  
**Land Size:** 1003 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,180,000  
**Median House Price**  
Year ending June 2023: \$1,180,000

## Comparable Properties

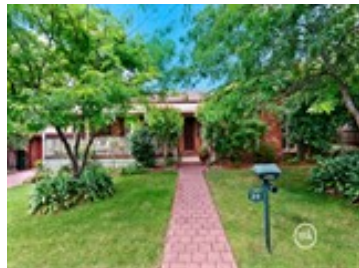


**1 Kelbow CI ST HELENA 3088 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,180,000  
**Method:** Private Sale  
**Date:** 24/07/2023  
**Property Type:** House



**20 Tyrone Ct ST HELENA 3088 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,170,000  
**Method:** Private Sale  
**Date:** 21/06/2023  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 854 sqm approx



**14 Maxine Dr ST HELENA 3088 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,121,000  
**Method:** Private Sale  
**Date:** 11/07/2023  
**Property Type:** House (Res)  
**Land Size:** 795 sqm approx

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192



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