

# 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

4 Halidon 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)

Range between \$800,000 & \$880,000

### Median sale price

Median price \$888,000 Property Type House Suburb St Helena

Period - From 01/01/2019 to 31/12/2019 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	8 Ballandry Cr GREENSBOROUGH 3088	\$859,950	09/12/2019
2	4 Glen Katherine Dr ST HELENA 3088	\$805,000	07/12/2019
3	5 Mardi Cl ST HELENA 3088	\$792,000	07/02/2020

**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:

08/04/2020 14:35



4   2   2

**Property Type:** House  
**Land Size:** 592 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median House Price**  
Year ending December 2019: \$888,000

## Comparable Properties



**8 Ballandry Cr GREENSBOROUGH 3088 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$859,950  
**Method:** Sale by Tender  
**Date:** 09/12/2019  
**Property Type:** House  
**Land Size:** 720 sqm approx



**4 Glen Katherine Dr ST HELENA 3088 (REI/VG)** **Agent Comments**

3   1   2

**Price:** \$805,000  
**Method:** Auction Sale  
**Date:** 07/12/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 647 sqm approx



**5 Mardi Cl ST HELENA 3088 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$792,000  
**Method:** Sold Before Auction  
**Date:** 07/02/2020  
**Property Type:** House (Res)  
**Land Size:** 760 sqm approx