

# 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

1 Yaralla Crescent, 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 \$880,000

&

\$940,000

### Median sale price

Median price \$1,085,000

Property Type House

Suburb St Helena

Period - From 01/01/2021

to 31/03/2021

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	52 Allumba Dr ST HELENA 3088	\$950,000	13/05/2021
2	121 Plenty River Dr GREENSBOROUGH 3088	\$880,000	07/05/2021
3	5 Lesay Dr ST HELENA 3088	\$901,500	17/04/2021

**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:

23/06/2021 14:21



4   2   2

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 658 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$880,000 - \$940,000  
**Median House Price**  
March quarter 2021: \$1,085,000

## Comparable Properties

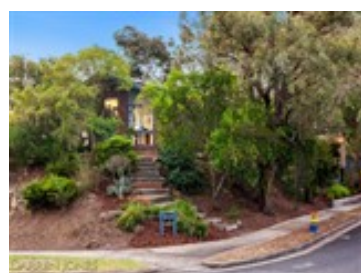


**52 Allumba Dr ST HELENA 3088 (REI)**

**Agent Comments**

3   2   -

**Price:** \$950,000  
**Method:** Auction Sale  
**Date:** 13/05/2021  
**Property Type:** House (Res)  
**Land Size:** 638 sqm approx



**121 Plenty River Dr GREENSBOROUGH 3088 (REI)**

**Agent Comments**

3   2   2

**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 07/05/2021  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 678 sqm approx



**5 Lesay Dr ST HELENA 3088 (REI)**

**Agent Comments**

4   2   2

**Price:** \$901,500  
**Method:** Private Sale  
**Date:** 17/04/2021  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx