

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

21 Yaralla Crescent, St Helena Vic 3088

Indicative selling price

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

Range between \$980,000 & \$1,020,000

Median sale price

Median price \$947,500 Property Type House Suburb St Helena

Period - From 01/01/2020 to 31/03/2020 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	6 Plenty Heights Ct PLENTY 3090	\$1,010,000	24/06/2020
2	59 Allumba Dr ST HELENA 3088	\$997,750	18/02/2020
3	6 Solway Ct ST HELENA 3088	\$985,000	04/06/2020

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:

16/07/2020 20:14



Property Type: House (Previously Occupied - Detached)

Land Size: 693 sqm approx

Agent Comments

Comparable Properties

6 Plenty Heights Ct PLENTY 3090 (REI)

Agent Comments



Price: \$1,010,000

Method: Private Sale

Date: 24/06/2020

Property Type: House (Res)



59 Allumba Dr ST HELENA 3088 (REI/VG)

Agent Comments



Price: \$997,750

Method: Private Sale

Date: 18/02/2020

Property Type: House

Land Size: 944 sqm approx



6 Solway Ct ST HELENA 3088 (REI)

Agent Comments



Price: \$985,000

Method: Private Sale

Date: 04/06/2020

Property Type: House