

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

13 Summit Court, St Helena Vic 3088

Indicative selling price

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

Single price

\$1,110,330

Median sale price

Median price

\$1,000,000

Property Type

House

Suburb

St Helena

Period - From

01/07/2020

to

30/06/2021

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 | 1 Elaroo CI ST HELENA 3088 | \$1,130,000 | 10/07/2021 |
| 2 | 4 Macka Av GREENSBOROUGH 3088 | \$1,120,000 | 28/08/2021 |
| 3 | 14 Henry Arthur Dr DIAMOND CREEK 3089 | \$1,100,000 | 25/09/2021 |

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:

02/10/2021 15:34



4 2 2

Property Type: House
Land Size: 613 sqm approx
Agent Comments

Indicative Selling Price
\$1,110,330
Median House Price
Year ending June 2021: \$1,000,000

Comparable Properties



1 Elaroo Ct ST HELENA 3088 (REI/VG)

Agent Comments

4 2 2

Price: \$1,130,000
Method: Sold Before Auction
Date: 10/07/2021
Property Type: House
Land Size: 690 sqm approx



4 Macka Av GREENSBOROUGH 3088 (REI)

Agent Comments

4 2 2

Price: \$1,120,000
Method: Private Sale
Date: 28/08/2021
Property Type: House
Land Size: 776 sqm approx



14 Henry Arthur Dr DIAMOND CREEK 3089 (REI)

Agent Comments

4 2 2

Price: \$1,100,000
Method: Private Sale
Date: 25/09/2021
Property Type: House

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