

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

5/358 St Helena Road, Eltham North Vic 3095

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Eltham North

Period - From 16/09/2018 to 15/09/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

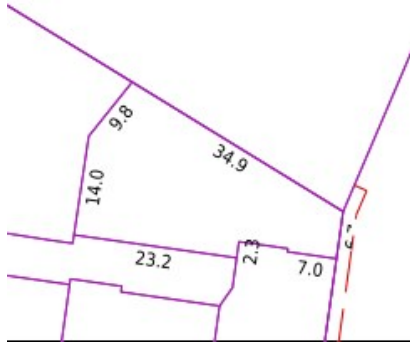
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	24 Sun Orchid Cirt ST HELENA 3088	\$669,500	25/06/2019
2	5/258 Diamond Creek Rd GREENSBOROUGH 3088	\$650,000	20/05/2019
3	46 Allumba Dr ST HELENA 3088	\$648,000	20/07/2019

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: 16/09/2019 16:00



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$640,000 - \$690,000
Median Unit Price
16/09/2018 - 15/09/2019: \$670,000

Comparable Properties



24 Sun Orchid Cirt ST HELENA 3088 (REI/VG) Agent Comments

 3  2  2

Price: \$669,500
Method: Private Sale
Date: 25/06/2019
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 143 sqm approx



5/258 Diamond Creek Rd GREENSBOROUGH 3088 (REI/VG) Agent Comments

 3  3  3

Price: \$650,000
Method: Private Sale
Date: 20/05/2019
Rooms: 6
Property Type: Townhouse (Res)



46 Allumba Dr ST HELENA 3088 (REI)

Agent Comments

 3  1  1

Price: \$648,000
Method: Auction Sale
Date: 20/07/2019
Rooms: 4
Property Type: House (Res)
Land Size: 404 sqm approx