

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 Yurana Court St Helena VIC 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$921,000

Property type

House

Suburb

St Helena

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

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 6 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

26 Larool Avenue St Helena VIC 3088	\$886,000	21-Sep-19
7 Dalvida Court Eltham North VIC 3095	\$930,000	26-Oct-19

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 6 months.

This Statement of Information was prepared on: 16 March 2020



26 Larool Avenue St Helena VIC 3088

Sold Price

\$886,000

Sold Date

21-Sep-19



4



2



2

Distance

0.6km



7 Dalvida Court Eltham North VIC 3095

Sold Price

\$930,000

Sold Date

26-Oct-19



4



2



2

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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