Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

3/13 Evelyn Way, St Helena Vic 3088

Indicative selling price

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

Median sale price

Median price	\$1,170,000	Pro	perty Type	House		Suburb	St Helena
Period - From	01/10/2022	to	30/09/2023		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

Add	dress of comparable property	Price	Date of sale
1	3/141 Sherbourne Rd MONTMORENCY 3094	\$1,007,000	09/11/2023
2	5/1 Parry Rd ELTHAM NORTH 3095	\$970,000	02/09/2023
3	1/100 Diamond Creek Rd GREENSBOROUGH 3088	\$902,000	12/10/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

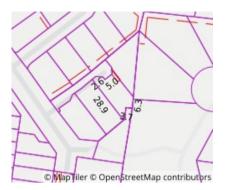
This Statement of Information was prepared on:	13/11/2023 13:46





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Indicative Selling Price \$950,000 - \$990,000 **Median House Price** Year ending September 2023: \$1,170,000





Comparable Properties



3/141 Sherbourne Rd MONTMORENCY 3094

(REI)

-3

Price: \$1,007,000 Method: Auction Sale Date: 09/11/2023

Property Type: House (Res) Land Size: 597 sqm approx

Agent Comments



5/1 Parry Rd ELTHAM NORTH 3095 (REI)

=3



Price: \$970.000 Method: Auction Sale Date: 02/09/2023

Property Type: House (Res)

Agent Comments

Agent Comments



1/100 Diamond Creek Rd GREENSBOROUGH

3088 (REI)

--3

Price: \$902,000 Method: Private Sale Date: 12/10/2023

Property Type: Townhouse (Res)

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



