

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

3/13 Evelyn Way, St Helena Vic 3088

Indicative selling price

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

Range between \$950,000 & \$990,000

Median sale price

Median price \$1,170,000 Property 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	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 comparable properties 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

3/13 Evelyn Way, St Helena Vic 3088

**Jellis
Craig**

Steve Schumann

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Indicative Selling Price

\$950,000 - \$990,000

Median House Price

Year ending September 2023: \$1,170,000



Property Type:

Agent Comments

Comparable Properties



3/141 Sherbourne Rd MONTMORENCY 3094 (REI)

Agent Comments



Price: \$1,007,000

Method: Auction Sale

Date: 09/11/2023

Property Type: House (Res)

Land Size: 597 sqm approx



5/1 Parry Rd ELTHAM NORTH 3095 (REI)

Agent Comments



Price: \$970,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)



1/100 Diamond Creek Rd GREENSBOROUGH 3088 (REI)

Agent Comments



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



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