

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 43 Glen Katherine Drive, St Helena Vic 3088

Indicative selling price

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

Range between \$770,000 & \$830,000

Median sale price

Median price \$1,177,500 Property Type House Suburb St Helena

Period - From 13/03/2023 to 12/03/2024 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	61 Weidlich Rd ELTHAM NORTH 3095	\$850,000	08/02/2024
2	7 Arcadia Way ELTHAM NORTH 3095	\$826,500	30/11/2023
3	116 Greenhill Rd GREENSBOROUGH 3088	\$785,000	11/11/2023

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: 13/03/2024 14:29



Property Type: House (Previously Occupied - Detached)
Land Size: 673 sqm approx
 Agent Comments

Indicative Selling Price
 \$770,000 - \$830,000
Median House Price
 13/03/2023 - 12/03/2024: \$1,177,500

Comparable Properties



61 Weidlich Rd ELTHAM NORTH 3095 (REI)



Agent Comments

This property has a larger block of land

Price: \$850,000
Method: Private Sale
Date: 08/02/2024
Rooms: 3
Property Type: House (Res)
Land Size: 1043 sqm approx



7 Arcadia Way ELTHAM NORTH 3095 (REI/VG)



Agent Comments

Price: \$826,500
Method: Private Sale
Date: 30/11/2023
Property Type: House
Land Size: 659 sqm approx



116 Greenhill Rd GREENSBOROUGH 3088 (REI/VG)



Agent Comments

Price: \$785,000
Method: Private Sale
Date: 11/11/2023
Property Type: House
Land Size: 664 sqm approx

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