

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

1 Kelbow Close, St Helena Vic 3088

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,180,000

Property Type House

Suburb St Helena

Period - From 01/07/2022

to

30/06/2023

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	20 Tyrone Ct ST HELENA 3088	\$1,170,000	21/06/2023
2	6 St Clems St ST HELENA 3088	\$1,168,000	26/02/2023
3	320 St Helena Rd ST HELENA 3088	\$1,100,000	16/02/2023

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.~~

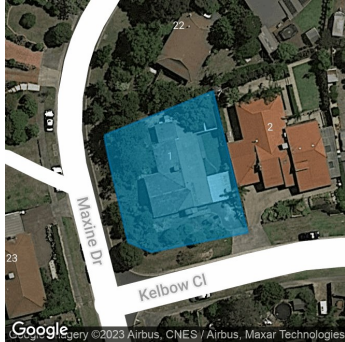
This Statement of Information was prepared on:

31/07/2023 10:52

1 Kelbow Close, St Helena Vic 3088

**Jellis
Craig**

Scott Nugent
0438 054 993
scottnugent@jellisrcraig.com.au



4 2 2

Property Type: House
Land Size: 799 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending June 2023: \$1,180,000

Comparable Properties



20 Tyrone Ct ST HELENA 3088 (REI)

Agent Comments

4 2 2

Price: \$1,170,000
Method: Private Sale
Date: 21/06/2023
Rooms: 7
Property Type: House (Res)
Land Size: 854 sqm approx



6 St Clems St ST HELENA 3088 (REI/VG)

Agent Comments

4 2 3

Price: \$1,168,000
Method: Private Sale
Date: 26/02/2023
Property Type: House (Res)
Land Size: 785 sqm approx



320 St Helena Rd ST HELENA 3088 (REI/VG)

Agent Comments

4 2 2

Price: \$1,100,000
Method: Private Sale
Date: 16/02/2023
Property Type: House
Land Size: 763 sqm approx

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



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