

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

2/17 Glen Katherine Drive, St Helena Vic 3088

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$999,999 Property Type House Suburb St Helena

Period - From 01/04/2021 to 30/06/2021 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	2/122 St Helena Rd BRIAR HILL 3088	\$833,500	29/04/2021
2	2/91 St Helena Rd GREENSBOROUGH 3088	\$832,000	23/04/2021
3	9/311 Ryans Rd ELTHAM NORTH 3095	\$810,000	30/06/2021

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:

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 3  2  2

Property Type: House
Land Size: 227 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$850,000
Median House Price
June quarter 2021: \$999,999

Comparable Properties



2/122 St Helena Rd BRIAR HILL 3088 (REI/VG) **Agent Comments**

 3  3  2

Price: \$833,500
Method: Private Sale
Date: 29/04/2021
Property Type: Townhouse (Single)
Land Size: 256 sqm approx



2/91 St Helena Rd GREENSBOROUGH 3088 (REI/VG) **Agent Comments**

 3  2  2

Price: \$832,000
Method: Private Sale
Date: 23/04/2021
Rooms: 7
Property Type: Townhouse (Res)



9/311 Ryans Rd ELTHAM NORTH 3095 (REI/VG) **Agent Comments**

 3  2  2

Price: \$810,000
Method: Private Sale
Date: 30/06/2021
Property Type: House
Land Size: 216 sqm approx