

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

14 Halidon Close, St Helena Vic 3088

Indicative selling price

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

Range between \$760,000

&

\$800,000

Median sale price

Median price \$895,000

Property Type House

Suburb St Helena

Period - From 25/11/2018

to

24/11/2019

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	32 Glen Katherine Dr ST HELENA 3088	\$790,000	22/07/2019
2	23 Yaralla Cr ST HELENA 3088	\$785,050	03/07/2019
3	26 Tamboon Dr GREENSBOROUGH 3088	\$780,000	15/11/2019

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:

25/11/2019 11:03

14 Halidon Close, St Helena Vic 3088

**Jellis
Craig**

John Le Gros

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Indicative Selling Price

\$760,000 - \$800,000

Median House Price

25/11/2018 - 24/11/2019: \$895,000



 3  2  1

Property Type: House (Previously Occupied - Detached)

Land Size: 689 sqm approx

Agent Comments

Comparable Properties



32 Glen Katherine Dr ST HELENA 3088 (REI/VG)

Agent Comments

 4  2  2

Price: \$790,000

Method: Private Sale

Date: 22/07/2019

Rooms: 7

Property Type: House (Res)

Land Size: 575 sqm approx



23 Yaralla Cr ST HELENA 3088 (REI/VG)

Agent Comments

 3  2  2

Price: \$785,050

Method: Private Sale

Date: 03/07/2019

Rooms: 5

Property Type: House (Res)

Land Size: 690 sqm approx



26 Tamboon Dr GREENSBOROUGH 3088 (REI) Agent Comments

 3  2  2

Price: \$780,000

Method: Sold Before Auction

Date: 15/11/2019

Property Type: House

Land Size: 788 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.