

# 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

11 Evelyn Way, St Helena Vic 3088

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$800,000

### Median sale price

Median price \$871,000 Property Type House Suburb St Helena

Period - From 01/10/2018 to 30/09/2019 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	1/9 Gladstone Rd BRIAR HILL 3088	\$776,000	17/09/2019
2	9/185 St Helena Rd GREENSBOROUGH 3088	\$775,000	20/11/2019
3	1/185 Mountain View Rd GREENSBOROUGH 3088	\$752,000	30/11/2019

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:

17/12/2019 13:21

11 Evelyn Way, St Helena Vic 3088

**Jellis  
Craig**

Steve Schumann

03 9431 1222

0409 581 190

steveschumann@jellisrcraig.com.au

**Indicative Selling Price**

\$750,000 - \$800,000

**Median House Price**

Year ending September 2019: \$871,000



**Property Type:** House (Previously Occupied - Detached)

Agent Comments

## Comparable Properties



**1/9 Gladstone Rd BRIAR HILL 3088 (REI/VG)**

Agent Comments



**Price:** \$776,000

**Method:** Sold Before Auction

**Date:** 17/09/2019

**Property Type:** Townhouse (Res)



**9/185 St Helena Rd GREENSBOROUGH 3088 (REI/VG)**

Agent Comments



**Price:** \$775,000

**Method:** Private Sale

**Date:** 20/11/2019

**Property Type:** Townhouse (Single)

**Land Size:** 515 sqm approx



**1/185 Mountain View Rd GREENSBOROUGH 3088 (REI)**

Agent Comments



**Price:** \$752,000

**Method:** Auction Sale

**Date:** 30/11/2019

**Property Type:** House (Res)

**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.