

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

53 Maxine Drive, St Helena Vic 3088

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$913,000

Property Type House

Suburb St Helena

Period - From 01/07/2019

to

30/06/2020

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	21 Yaralla Cr ST HELENA 3088	\$1,130,000	21/07/2020
2	28 Juane Park Dr DIAMOND CREEK 3089	\$1,100,000	05/08/2020
3	3 Lenkunya Ct ELTHAM NORTH 3095	\$1,050,000	28/07/2020

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:

23/09/2020 13:56



4 2 2

Property Type: House
Land Size: 830 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending June 2020: \$913,000

Comparable Properties



21 Yaralla Cr ST HELENA 3088 (REI)

Agent Comments

4 2 2

Price: \$1,130,000
Method: Private Sale
Date: 21/07/2020
Property Type: House
Land Size: 693 sqm approx



28 Juane Park Dr DIAMOND CREEK 3089 (REI/VG)

Agent Comments

4 2 2

Price: \$1,100,000
Method: Private Sale
Date: 05/08/2020
Rooms: 8
Property Type: House (Res)
Land Size: 870 sqm approx



3 Lenkunya Ct ELTHAM NORTH 3095 (REI)

Agent Comments

4 2 2

Price: \$1,050,000
Method: Private Sale
Date: 28/07/2020
Rooms: 6
Property Type: House (Res)
Land Size: 898 sqm approx