

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

1/23 GLEN KATHERINE DRIVE ST HELENA VIC 3088

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,137,500

Property type

Other

Suburb

St Helena

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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 6 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

26 MACDHUI AVENUE ELTHAM NORTH VIC 3095	\$1,042,000	28-Feb-22
12 SANDHURST COURT ELTHAM VIC 3095	\$1,030,000	07-Jun-22

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 6 months.

This Statement of Information was prepared on: 12 July 2022



26 MACDHUI AVENUE ELTHAM NORTH VIC 3095

4 2 2

Sold Price **\$1,042,000** Sold Date **28-Feb-22**

Distance **0.35km**



12 SANDHURST COURT ELTHAM VIC 3095

4 2 2

Sold Price ^{RS} **\$1,030,000** Sold Date **07-Jun-22**

Distance **1.91km**

RS = Recent sale UN = Undisclosed Sale

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