

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

320 St Helena Road, St Helena Vic 3088

Indicative selling price

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

Range between \$940,000 & \$990,000

Median sale price

Median price \$1,170,000 Property Type House Suburb St Helena

Period - From 01/01/2022 to 31/12/2022 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	3 Paraweena Ct GREENSBOROUGH 3088	\$962,000	10/09/2022
2	7 Chitral PI DIAMOND CREEK 3089	\$950,000	23/12/2022
3			

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:

23/01/2023 17:03



Rooms: 8
Property Type: House (Res)
Land Size: 763 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$940,000 - \$990,000
Median House Price
Year ending December 2022: \$1,170,000

Comparable Properties



3 Paraweena Ct GREENSBOROUGH 3088 (REI/VG)

[Agent Comments](#)



Price: \$962,000
Method: Auction Sale
Date: 10/09/2022
Property Type: House (Res)
Land Size: 800 sqm approx



7 Chitral PI DIAMOND CREEK 3089 (REI)

[Agent Comments](#)



Price: \$950,000
Method: Private Sale
Date: 23/12/2022
Property Type: House
Land Size: 821 sqm approx

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.