

### 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

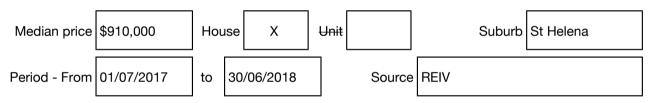
s 11 Eskholme Rise, St Helena Vic 3088 d e

#### Indicative selling price

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

 Range between
 \$1,080,000
 &
 \$1,180,000

#### Median sale price



#### 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	10 Cambrian Ct ELTHAM NORTH 3095	\$1,100,000	31/07/2018
2	6 Symon Cr GREENSBOROUGH 3088	\$1,092,000	14/07/2018
3	7 Vanessa Ct ST HELENA 3088	\$1,080,000	09/05/2018

#### 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.

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

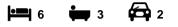
propertydata

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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.







Rooms: Property Type: Agent Comments Indicative Selling Price \$1,080,000 - \$1,180,000 Median House Price Year ending June 2018: \$910,000

## **Comparable Properties**



10 Cambrian Ct ELTHAM NORTH 3095 (REI) Agent Comments

6 Symon Cr GREENSBOROUGH 3088 (REI)



Price: \$1,100,000 Method: Private Sale Date: 31/07/2018 Rooms: -Property Type: House Land Size: 767 sqm approx

Agent Comments



Price: \$1,092,000 Method: Auction Sale Date: 14/07/2018 Rooms: -Property Type: House (Res) Land Size: 802 sqm approx

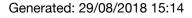


7 Vanessa Ct ST HELENA 3088 (REI)



Price: \$1,080,000 Method: Private Sale Date: 09/05/2018 Rooms: -Property Type: House (Res) Land Size: 753 sqm approx Agent Comments

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