

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 Eskholme Rise, St Helena Vic 3088

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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.



6 3 2

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

5 3 3

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

6 Symon Cr GREENSBOROUGH 3088 (REI) Agent Comments

4 2 4

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) Agent Comments

4 2 2

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