

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

588 Yankee Flat Road, Mount Helen Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$420,000 & \$440,000

### Median sale price

Median price \$420,000 Property Type House Suburb Mount Helen

Period - From 13/01/2019 to 12/01/2020 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	11 Parkhaven Ct MOUNT CLEAR 3350	\$420,000	23/07/2018
2	116-118 Moss Av MOUNT HELEN 3350	\$420,000	25/10/2018
3	39 Flanagans La BUNINYONG 3357	\$400,150	25/09/2018

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

13/01/2020 11:16

588 Yankee Flat Road, Mount Helen Vic 3350

Nathan Baker  
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**Indicative Selling Price**

\$420,000 - \$440,000

**Median House Price**

13/01/2019 - 12/01/2020: \$420,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 3819 sqm approx

Agent Comments

## Comparable Properties

11 Parkhaven Ct MOUNT CLEAR 3350 (VG)

Agent Comments



**Price:** \$420,000

**Method:** Sale

**Date:** 23/07/2018

**Property Type:** House (Res)

**Land Size:** 3531 sqm approx



116-118 Moss Av MOUNT HELEN 3350 (REI)

Agent Comments



**Price:** \$420,000

**Method:** Private Sale

**Date:** 25/10/2018

**Property Type:** House

**Land Size:** 3000 sqm approx



39 Flanagans La BUNINYONG 3357 (REI)

Agent Comments



**Price:** \$400,150

**Method:** Private Sale

**Date:** 25/09/2018

**Property Type:** House

**Land Size:** 4016 sqm approx

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