

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

15 Mount Helen Avenue, Mount Helen Vic 3350

Indicative selling price

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

Range between

\$385,000

&

\$423,500

Median sale price

Median price

\$569,000

Property Type

House

Suburb

Mount Helen

Period - From

01/07/2020

to

30/09/2020

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	5 Yarana Dr MOUNT HELEN 3350	\$395,000	26/02/2020
2	116 Rathkeale Av MOUNT HELEN 3350	\$395,000	14/08/2019
3	124 Rathkeale Av MOUNT HELEN 3350	\$392,500	08/03/2020

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:

05/11/2020 11:04



3 2 1

Property Type: House
Land Size: 1170 sqm approx
Agent Comments

Indicative Selling Price

\$385,000 - \$423,500

Median House Price

September quarter 2020: \$569,000

Comparable Properties



5 Yarana Dr MOUNT HELEN 3350 (VG)

Agent Comments

3 - -

Price: \$395,000
Method: Sale
Date: 26/02/2020
Property Type: House (Res)
Land Size: 782 sqm approx



116 Rathkeale Av MOUNT HELEN 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$395,000
Method: Private Sale
Date: 14/08/2019
Rooms: 5
Property Type: House
Land Size: 864 sqm approx



124 Rathkeale Av MOUNT HELEN 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$392,500
Method: Private Sale
Date: 08/03/2020
Rooms: 4
Property Type: House
Land Size: 920 sqm approx