

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 188 Greenhill Road, Mount Helen Vic 3350

Indicative selling price

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

Range between \$980,000 & \$1,020,000

Median sale price

Median price \$653,750 Property Type House Suburb Mount Helen

Period - From 04/12/2023 to 03/12/2024 Source Property Data

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	102 Cornish St BUNINYONG 3357	\$1,190,000	26/10/2024
2	7 Recreation Rd MOUNT CLEAR 3350	\$1,070,000	30/01/2024
3	207 Barkly St BUNINYONG 3357	\$1,100,000	01/09/2023

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: 04/12/2024 11:30



Property Type: House (Previously Occupied - Detached)
Land Size: 4047 sqm approx
 Agent Comments

Indicative Selling Price
 \$980,000 - \$1,020,000
Median House Price
 04/12/2023 - 03/12/2024: \$653,750

Comparable Properties



102 Cornish St BUNINYONG 3357 (REI)

Agent Comments



Price: \$1,190,000
Method: Private Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 2026 sqm approx



7 Recreation Rd MOUNT CLEAR 3350 (REI)

Agent Comments



Price: \$1,070,000
Method: Private Sale
Date: 30/01/2024
Property Type: Land
Land Size: 3288 sqm approx



207 Barkly St BUNINYONG 3357 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 01/09/2023
Property Type: House (Res)
Land Size: 3079 sqm approx

Account - Fletchers | P: 03 5333 4797