

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

23 Darriwell Drive, Mount Helen 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$495,000 & \$510,000

Median sale price

Median price

\$495,000

Property type

House

Suburb

Mount Helen

Period - From

01/10/2019

to

30/09/2020

Source

Corelogic

Comparable property sales

| Address of comparable property | Price | Date of sale |
|--------------------------------------|-----------|--------------|
| 11 Darriwell Drive, Mount Helen 3350 | \$515,000 | 10/07/2020 |
| 5 Barrington Court, Mount Clear 3350 | \$510,000 | 19/09/2019 |
| | \$ | |

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:

19/10/20