

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 and
postcode

5 VIOLA COURT MOUNT HELEN VIC 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

\$645,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$667,500

Property type

House

Suburb

Mount Helen

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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

7 OAKBANK DRIVE MOUNT HELEN VIC 3350	\$625,000	05-Apr-22
2 PARK LANE MOUNT HELEN VIC 3350	\$675,000	19-Apr-23
12 MOUNT HELEN AVENUE MOUNT HELEN VIC 3350	\$640,000	08-Apr-22

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: 30 May 2023

McGrath

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7 OAKBANK DRIVE MOUNT HELEN VIC 3350

Sold Price

\$625,000

Sold Date

05-Apr-22



4



2



2

Distance

0.36km



2 PARK LANE MOUNT HELEN VIC 3350

Sold Price

^{RS}**\$675,000**

Sold Date

19-Apr-23



4



2



2

Distance

0.47km



12 MOUNT HELEN AVENUE MOUNT HELEN VIC 3350

Sold Price

\$640,000

Sold Date

08-Apr-22



4



2



2

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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