

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

123A YARANA DRIVE 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Mount Helen

Period-from

01 Dec 2021

to

30 Nov 2022

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

18 BRADBY AVENUE MOUNT CLEAR VIC 3350	\$530,000	25-May-22
3 QUINTA DRIVE MOUNT CLEAR VIC 3350	\$490,000	08-Feb-22
119A EDWARDS STREET SEBASTOPOL VIC 3356	\$515,000	03-May-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: 15 December 2022



**18 BRADBAY AVENUE MOUNT
CLEAR VIC 3350**

 4  2  2

Sold Price **\$530,000** Sold Date **25-May-22**

Distance **2.2km**



**3 QUINTA DRIVE MOUNT CLEAR
VIC 3350**

 4  1  2

Sold Price **\$490,000** Sold Date **08-Feb-22**

Distance **3.41km**



**119A EDWARDS STREET
SEBASTOPOL VIC 3356**

 4  2  2

Sold Price **\$515,000** Sold Date **03-May-22**

Distance **4.04km**

RS = Recent sale **UN** = Undisclosed Sale

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