

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

10 Zoe Drive, Mount Helen Vic 3350

Indicative selling price

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

Single price \$129,000

Median sale price

Median price \$470,000 House X Unit Suburb or locality Mount Helen

Period - From 01/04/2017 to 30/06/2017 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 eighteen 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	Lot 23/11 Phoenix Dr MOUNT CLEAR 3350	\$117,000	14/06/2017
2	21 Nevett Cr MOUNT HELEN 3350	\$105,000	06/04/2017
3	9 Zoe Dr MOUNT HELEN 3350	\$95,000	16/01/2017

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 eighteen months.

10 Zoe Drive, Mount Helen Vic 3350

Lisa Eden-Horvat

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Indicative Selling Price

\$129,000

Median House Price

June quarter 2017: \$470,000



Rooms:

Property Type: Land

Land Size: 1057 sqm approx

Agent Comments

Comparable Properties



Lot 23/11 Phoenix Dr MOUNT CLEAR 3350 (REI)

Agent Comments



Price: \$117,000

Method: Private Sale

Date: 14/06/2017

Rooms: -

Property Type: Land

Land Size: 1197 sqm approx



21 Nevett Cr MOUNT HELEN 3350 (VG)

Agent Comments



Price: \$105,000

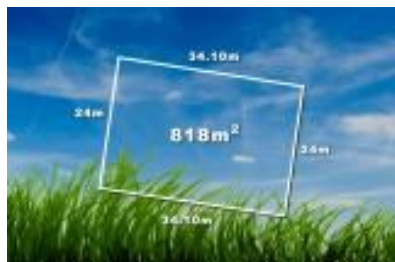
Method: Sale

Date: 06/04/2017

Rooms: -

Property Type: Land

Land Size: 1017 sqm approx



9 Zoe Dr MOUNT HELEN 3350 (REI/VG)

Agent Comments



Price: \$95,000

Method: Private Sale

Date: 16/01/2017

Rooms: -

Property Type: Land

Land Size: 818 sqm approx