

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

18 NEVETT CRESCENT 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

\$840,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Mount Helen

Period-from

01 Mar 2022

to

28 Feb 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

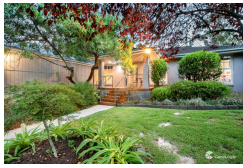
Date of sale

207 SHIRE AVENUE MOUNT HELEN VIC 3350	\$905,000	28-Mar-22
1822-1824 GEELONG ROAD MOUNT HELEN VIC 3350	\$880,000	03-May-22
606 PALMERSTON STREET BUNINYONG VIC 3357	\$890,000	30-Nov-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: 27 March 2023



207 SHIRE AVENUE MOUNT HELEN VIC 3350

Sold Price

\$905,000

Sold Date

28-Mar-22



4



2



2

Distance

1.08km



1822-1824 GEELONG ROAD MOUNT HELEN VIC 3350

Sold Price

\$880,000

Sold Date

03-May-22



3



1



2

Distance

1.09km



606 PALMERSTON STREET BUNINYONG VIC 3357

Sold Price

\$890,000

Sold Date

30-Nov-22



4



2



2

Distance

1.34km



511 HERRIOTT STREET BUNINYONG VIC 3357

Sold Price

\$910,000

Sold Date

08-Jul-22



3



2



2

Distance

2.36km

RS = Recent sale

UN = Undisclosed Sale

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