

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

9 Nyora Grove 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 \$295,000 & \$315,000

Median sale price

Median price \$225,225 Property type Land Suburb Mount Helen

Period - From 01.06.2021 to 31.05.2022 Source Corelogic

Comparable property sales

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
3 Kirby Avenue Canadian VIC 3350	\$300,000	30.09.2021
619 Kline Street Canadian VIC 3350	\$319,000	14.04.2022
10 Cassinia Court Canadian VIC 3350	\$315,000	27.07.2021

This Statement of Information was prepared on: 10.06.2022