

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

22 Chatham Avenue 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

\$170,000

&

\$180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$219,277

*House

*Unit

Suburb

Mount Helen

Period-from

01 Aug 2018

to

31 Jul 2019

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

2 Pindari Drive Mount Clear VIC 3350	\$180,000	23-Feb-19
28B Horwood Drive Mount Clear VIC 3350	\$170,000	05-Aug-19
934A Geelong Road Mount Clear VIC 3350	\$160,000	04-Apr-19

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.~~

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2 Pindari Drive Mount Clear VIC 3350

4 2 2

Sold Price **\$180,000** Sold Date **23-Feb-19**

Distance **2.2km**



28B Horwood Drive Mount Clear VIC 3350

- - -

Sold Price **\$170,000** Sold Date **05-Aug-19**

Distance **3.91km**



934A Geelong Road Mount Clear VIC 3350

- - -

Sold Price **\$160,000** Sold Date **04-Apr-19**

Distance **4.04km**

RS = Recent sale UN = Undisclosed Sale

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