

## 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

120 MOSS AVENUE MOUNT HELEN VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$879,000

&

\$925,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Mount Helen

Period-from

01 Nov 2023

to

31 Oct 2024

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

197 EDDY AVENUE MOUNT HELEN VIC 3350	\$900,000	26-Sep-24
707 CATHCART STREET BUNINYONG VIC 3357	\$920,000	15-Mar-24
4 CURRAWONG COURT MOUNT HELEN VIC 3350	\$980,000	15-Feb-24

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: 17 November 2024

# McGrath

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**197 EDDY AVENUE MOUNT HELEN  
VIC 3350**

4 2 -

Sold Price

<sup>RS</sup>

**\$900,000**

Sold Date

**26-Sep-24**

Distance

**0.62km**



**707 CATHCART STREET  
BUNINYONG VIC 3357**

3 3 2

Sold Price

**\$920,000**

Sold Date

**15-Mar-24**

Distance

**1.98km**



**4 CURRAWONG COURT MOUNT  
HELEN VIC 3350**

5 2 2

Sold Price

**\$980,000**

Sold Date

**15-Feb-24**

Distance

**2.28km**

RS = Recent sale

UN = Undisclosed Sale

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