

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

5 SOBEY STREET 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

\$800,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

House

Suburb

Mount Helen

Period-from

01 Feb 2022

to

31 Jan 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

110 RATHKEALE AVENUE MOUNT HELEN VIC 3350	\$860,000	02-May-22
14 ZOE DRIVE MOUNT HELEN VIC 3350	\$865,000	25-May-22
2016 GEELONG ROAD MOUNT HELEN VIC 3350	\$827,500	21-Aug-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: 07 February 2023



110 RATHKEALE AVENUE MOUNT HELEN VIC 3350

Sold Price

\$860,000

Sold Date

02-May-22



4



2



4

Distance

0.15km



14 ZOE DRIVE MOUNT HELEN VIC 3350

Sold Price

\$865,000

Sold Date

25-May-22



4



2



2

Distance

0.55km



2016 GEELONG ROAD MOUNT HELEN VIC 3350

Sold Price

\$827,500

Sold Date

21-Aug-22



3



2



2

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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