# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 36 Ploughshare Drive, Mount Helen Vic 3350

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |                |     |                  |  |             |      |        |             |
|--|----------------|-----|------------------|--|-------------|------|--------|-------------|
| Range betweer  | en \$1,125,000 |     | &                |  | \$1,175,000 |      |        |             |
| Median sale price  |                |     |                  |  |             |      |        |             |
| Median price   | \$637,500      | Pro | Property Type Ho |  | ouse        |      | Suburb | Mount Helen |
| Period - From  | 03/03/2021     | to  | 02/03/2022       |  | So          | urce | REIV   |             |

## 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

| Ad | dress of comparable property     | Price       | Date of sale |
|----|----------------------------------|-------------|--------------|
| 1  | 21 Hermitage Av MOUNT CLEAR 3350 | \$1,075,000 | 02/02/2022   |
| 2  | 610 Rodier St CANADIAN 3350      | \$1,050,000 | 26/10/2021   |
| 3  |                                  |             |              |

OR

**B**<sup>\*</sup> 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 eighteen months.

This Statement of Information was prepared on:

03/03/2022 14:52









**Property Type:** Land **Land Size:** 1375 sqm approx Agent Comments Indicative Selling Price \$1,125,000 - \$1,175,000 Median House Price 03/03/2021 - 02/03/2022: \$637,500

# **Comparable Properties**

|               | 21 Hermitage Av MOUNT CLEAR 3350 (REI)<br>21 Hermitage Av MOUNT CLEAR 3350 (REI)<br>21 Hermitage Av MOUNT CLEAR 3350 (REI)<br>22 Hermitage Av MOUNT CLEAR 3350 (REI)<br>23 Hermitage Av MOUNT CLEAR 3350 (REI)<br>24 Hermitage Av MOUNT CLEAR 3350 (REI)<br>25 Hermitage Av MOUNT CLEAR 3350 (REI)<br>26 Hermitage Av MOUNT CLEAR 3350 (REI)<br>27 Hermitage Av MOUNT CLEAR 3350 (REI)<br>28 Hermitage Av MOUNT CLEAR 3350 (REI)<br>29 Hermitage Av MOUNT CLEAR 3350 (REI)<br>20 Hermitage Av MOUNT CLEAR 3350 (REI)<br>21 Her | Agent Comments |
|---------------|--|----------------|
| ALL HULL STR. | 610 Rodier St CANADIAN 3350 (REI/VG)<br>4 2 2 2<br>Price: \$1,050,000<br>Method: Private Sale<br>Date: 26/10/2021<br>Property Type: House (Res)<br>Land Size: 2000 sqm approx  | Agent Comments |

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 eighteen months.

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559

propertydata



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