

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

36 Ploughshare Drive, Mount Helen Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,125,000

&

\$1,175,000

Median sale price

Median price \$637,500

Property Type House

Suburb Mount Helen

Period - From 03/03/2021

to

02/03/2022

Source 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 last eighteen 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
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* 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)

Agent Comments



Price: \$1,075,000
Method: Private Sale
Date: 02/02/2022
Property Type: House
Land Size: 1949 sqm approx



610 Rodier St CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 26/10/2021
Property Type: House (Res)
Land Size: 2000 sqm approx

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.