

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

205 Eddy Avenue, Mount Helen 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 \$460,000 & \$480,000

Median sale price

Median price \$495,000

Property type House

Suburb Mount Helen

Period - From 01/05/2020

to

30/04/2021

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
202 Eddy Avenue, Mount Helen 3350	\$470,000	07/12/2020
1 Ploughshare Avenue, Mount Helen 3350	\$475,000	22/12/2020
104 Warrenheip Street, Buninyong 3357	\$460,000	15/12/2020

This Statement of Information was prepared on: 12/05/2021