

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

2114 GEELONG ROAD 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

\$735,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,500

Property type

House

Suburb

Mount Helen

Period-from

01 Apr 2021

to

31 Mar 2022

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

2119 GEELONG ROAD MOUNT HELEN VIC 3350

\$712,000

18-Jan-22

212 EDDY AVENUE MOUNT HELEN VIC 3350

\$770,000

04-Oct-21

2008 GEELONG ROAD MOUNT HELEN VIC 3350

\$780,000

15-Feb-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 April 2022



2119 GEELONG ROAD MOUNT HELEN VIC 3350

3 2 2

Sold Price

\$712,000 Sold Date **18-Jan-22**

Distance **0.19km**



212 EDDY AVENUE MOUNT HELEN VIC 3350

4 2 2

Sold Price

\$770,000 Sold Date **04-Oct-21**

Distance **0.55km**



2008 GEELONG ROAD MOUNT HELEN VIC 3350

3 2 2

Sold Price

^{RS} **\$780,000** Sold Date **15-Feb-22**

Distance

RS = Recent sale

UN = Undisclosed Sale

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