

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

8 Rosewood Court, Mount Helen Vic 3350

Indicative selling price

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

Range between

\$395,000

&

\$405,000

Median sale price

Median price

\$456,600

Property Type

House

Suburb

Mount Helen

Period - From

07/09/2019

to

06/09/2020

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 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
1	10 Oakbank Dr MOUNT HELEN 3350	\$442,000	16/06/2020
2	13 Oakbank Dr MOUNT HELEN 3350	\$420,000	25/08/2020
3	11 Rosewood Ct MOUNT HELEN 3350	\$417,000	02/05/2020

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:

07/09/2020 13:29

8 Rosewood Court, Mount Helen Vic 3350

Lisa Eden-Horvat

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Indicative Selling Price

\$395,000 - \$405,000

Median House Price

07/09/2019 - 06/09/2020: \$456,600



 5  2  1

Property Type: House

Land Size: 697 sqm approx

Agent Comments

Comparable Properties



10 Oakbank Dr MOUNT HELEN 3350 (REI/VG) Agent Comments

 4  2  2

Price: \$442,000

Method: Sale by Tender

Date: 16/06/2020

Rooms: 9

Property Type: House

Land Size: 921 sqm approx



13 Oakbank Dr MOUNT HELEN 3350 (REI) Agent Comments

 5  3  6

Price: \$420,000

Method: Private Sale

Date: 25/08/2020

Rooms: 8

Property Type: House (Res)



11 Rosewood Ct MOUNT HELEN 3350 (REI/VG) Agent Comments

 3  2  2

Price: \$417,000

Method: Private Sale

Date: 02/05/2020

Rooms: 5

Property Type: House (Res)

Land Size: 649 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501