

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

4 Darriwell Drive, Mount Helen, VIC 3350

Indicative selling price

\$ 470,000 - \$490,000

Range between

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

Median sale price

Median price
\$ 415,000

House

*Delete house or unit as applicable

Suburb
MOUNT HELEN

Period
22/09/2018 - 21/03/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



6 PLATYPUS DRIVE
MOUNT CLEAR

4 2 3

Agents Advice - Sale *\$502,000
Date Sold 08/02/2019
Land 800 sqm



309 EDDY AVENUE
MOUNT HELEN

3 1 12

Normal Sale \$480,000
Date Sold 06/02/2019
Land 2341 sqm



6 DARRIWELL DRIVE
MOUNT HELEN

3 2 2

Normal Sale \$460,000
Date Sold 12/11/2018
Land 2254 sqm