

## 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](http://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