

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

219 SHIRE AVENUE 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

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Mount Helen

Period-from

01 Oct 2021

to

30 Sep 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

118 YARANA DRIVE MOUNT HELEN VIC 3350	\$635,000	28-Jul-22
212 LYLIA AVENUE MOUNT CLEAR VIC 3350	\$615,000	11-May-22
12 MOUNT HELEN AVENUE MOUNT HELEN VIC 3350	\$640,000	08-Apr-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: 31 October 2022


**118 YARANA DRIVE MOUNT HELEN
VIC 3350**

Sold Price

\$635,000

Sold Date

28-Jul-22
 1  2  4

Distance

0.14km

**212 LYLIA AVENUE MOUNT CLEAR
VIC 3350**

Sold Price

\$615,000

Sold Date

11-May-22
 3  2  2

Distance

1.93km

**12 MOUNT HELEN AVENUE MOUNT
HELEN VIC 3350**

Sold Price

\$640,000

Sold Date

08-Apr-22
 4  2  2

Distance

0.6km
RS = Recent sale

UN = Undisclosed Sale

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