

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

1 Oakbank Drive, Mount Helen Vic 3350

Indicative selling price

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

Single price

\$590,000

Median sale price

Median price

\$652,500

Property Type

House

Suburb

Mount Helen

Period - From

01/07/2022

to

30/06/2023

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	3 Frow Ct CANADIAN 3350	\$605,000	18/07/2023
2	6 Boak Av MOUNT HELEN 3350	\$595,000	01/03/2023
3	3 Shire Av MOUNT HELEN 3350	\$580,000	28/09/2023

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:

05/10/2023 09:10

1 Oakbank Drive, Mount Helen Vic 3350



Scott Petrie

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Indicative Selling Price

\$590,000

Median House Price

Year ending June 2023: \$652,500



4 2 2

Rooms: 8

Property Type: House (Res)

Land Size: 700 sqm approx

Agent Comments

Comparable Properties



3 Frow Ct CANADIAN 3350 (REI)

Agent Comments

3 2 2

Price: \$605,000

Method: Private Sale

Date: 18/07/2023

Property Type: House

Land Size: 668 sqm approx



6 Boak Av MOUNT HELEN 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$595,000

Method: Private Sale

Date: 01/03/2023

Property Type: House

Land Size: 800 sqm approx



3 Shire Av MOUNT HELEN 3350 (REI)

Agent Comments

4 1 4

Price: \$580,000

Method: Private Sale

Date: 28/09/2023

Property Type: House

Land Size: 1032 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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