

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

Indicative selling price

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

Single price

Median sale price

Median price Property Type Suburb

Period - From to Source

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	2 The Horizon MOUNT HELEN 3350	\$760,000	26/02/2024
2	12 Brooksbank Ct BLACK HILL 3350	\$780,400	23/10/2023
3	5 Sobey St MOUNT HELEN 3350	\$793,000	21/09/2023

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:



3 2 4

Property Type: House
Land Size: 904 sqm approx
Agent Comments

Indicative Selling Price
\$795,000
Median House Price
Year ending September 2024: \$487,500

Comparable Properties



2 The Horizon MOUNT HELEN 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$760,000
Method: Private Sale
Date: 26/02/2024
Property Type: House (Res)
Land Size: 948 sqm approx



12 Brooksbank Ct BLACK HILL 3350 (REI/VG)

Agent Comments

3 2 4

Price: \$780,400
Method: Private Sale
Date: 23/10/2023
Property Type: House
Land Size: 1619 sqm approx



5 Sobey St MOUNT HELEN 3350 (REI)

Agent Comments

3 2 2

Price: \$793,000
Method: Private Sale
Date: 21/09/2023
Property Type: House
Land Size: 1246 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300