

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

11 Darriwell Drive, Mount Helen Vic 3350

Indicative selling price

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

Range between \$510,000 & \$530,000

Median sale price

Median price \$465,000 Property Type House Suburb Mount Helen

Period - From 17/02/2019 to 16/02/2020 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	6 Timbertop Dr MOUNT HELEN 3350	\$595,000	28/01/2020
2	121 Moss Av MOUNT HELEN 3350	\$555,000	02/10/2019
3	2127 Geelong Rd MOUNT HELEN 3350	\$535,000	16/08/2019

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:

17/02/2020 10:09

11 Darriwell Drive, Mount Helen Vic 3350

Nathan Baker

03 5330 0500

0439 302 288

nathan@ballaratpropertygroup.com.au

Indicative Selling Price

\$540,000 - \$560,000

Median House Price

17/02/2019 - 16/02/2020: \$465,000



Property Type: Land

Land Size: 1917 sqm approx

Agent Comments

Comparable Properties



6 Timbertop Dr MOUNT HELEN 3350 (REI)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 28/01/2020

Rooms: 6

Property Type: House (Res)

Land Size: 2300 sqm approx



121 Moss Av MOUNT HELEN 3350 (REI)

Agent Comments



Price: \$555,000

Method: Private Sale

Date: 02/10/2019

Property Type: House (Res)

Land Size: 1517 sqm approx



2127 Geelong Rd MOUNT HELEN 3350 (REI/VG)

Agent Comments



Price: \$535,000

Method: Private Sale

Date: 16/08/2019

Property Type: House

Land Size: 2360 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501