

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

94 Greenhill Road, Mount Helen Vic 3350

Indicative selling price

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

Range between \$520,000 & \$530,000

Median sale price

Median price \$615,000 Property Type House Suburb Mount Helen

Period - From 29/04/2023 to 28/04/2024 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	4 Bellbird Ct MOUNT HELEN 3350	\$537,500	13/10/2023
2	4 Ploughshare Dr MOUNT HELEN 3350	\$523,500	10/11/2023
3	4 Rosewood Ct MOUNT HELEN 3350	\$500,000	06/10/2023

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:

29/04/2024 09:30



Rooms: 3

Property Type: House (Res)

Land Size: 798 sqm approx

Agent Comments

Comparable Properties



4 Bellbird Ct MOUNT HELEN 3350 (REI/VG)

Agent Comments



Price: \$537,500

Method: Private Sale

Date: 13/10/2023

Property Type: House

Land Size: 836 sqm approx



4 Ploughshare Dr MOUNT HELEN 3350 (REI/VG)

Agent Comments



Price: \$523,500

Method: Private Sale

Date: 10/11/2023

Property Type: House

Land Size: 922 sqm approx



4 Rosewood Ct MOUNT HELEN 3350 (REI)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 06/10/2023

Property Type: House

Land Size: 728 sqm approx