

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

147 EDDY 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

House

Suburb

Mount Helen

Period-from

01 Jan 2022

to

31 Dec 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

15 CLUB HOUSE CLOSE BUNINYONG VIC 3357	\$1,110,000	22-Oct-22
36 PLOUGHSHARE DRIVE MOUNT HELEN VIC 3350	\$1,100,000	31-Mar-22
2 WINTER STREET BUNINYONG VIC 3357	\$1,100,000	02-Dec-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: 10 January 2023


**15 CLUB HOUSE CLOSE
BUNINYONG VIC 3357**
 4  2  3

Sold Price

^{RS}
\$1,110,000

Sold Date

22-Oct-22

Distance

2.43km

**36 PLOUGHSHARE DRIVE MOUNT
HELEN VIC 3350**
 4  2  3

Sold Price

^{RS} **\$1,100,000**

Sold Date

31-Mar-22

Distance

1.14km

**2 WINTER STREET BUNINYONG
VIC 3357**
 4  2  3

Sold Price

^{RS}
\$1,100,000

Sold Date

02-Dec-22

Distance

1.67km
RS = Recent sale

UN = Undisclosed Sale

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