

# STATEMENT OF INFORMATION

1 & 2/4 RATHKEALE AVENUE, MOUNT HELEN, VIC 3350 PREPARED BY LUKE VEAL, JENS VEAL BYRNE, PHONE: 0438302805

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 1 & 2/4 RATHKEALE AVENUE, MOUNT







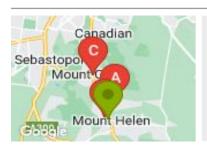
**Indicative Selling Price** 

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

Single Price: \$649,000

Provided by: Luke Veal, Jens Veal Byrne

## **MEDIAN SALE PRICE**



# **MOUNT HELEN, VIC, 3350**

**Suburb Median Sale Price (House)** 

\$575,000

01 July 2023 to 30 June 2024

Provided by: pricefinder

# **COMPARABLE PROPERTIES**

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.



2 PARK LANE, MOUNT HELEN, VIC 3350







Sale Price

\$675,000

Sale Date: 05/04/2023

Distance from Property: 1km





107 BOAK AVE, MOUNT HELEN, VIC 3350







Sale Price

\$668,000

Sale Date: 12/10/2023

Distance from Property: 267m





2 MELVYN CRES, MOUNT CLEAR, VIC 3350









**Sale Price** 

\$660,000

Sale Date: 01/06/2023

Distance from Property: 2.6km



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

### Property offered for sale

	Add	ress
Including	suburb	and
	posto	ode

1 & 2/4 RATHKEALE AVENUE, MOUNT HELEN, VIC 3350

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Single Price:	\$649,000

#### Median sale price

Median price	\$575,000	Property type	Unit	Suburb	MOUNT HELEN
Period	01 July 2023 to 30 June 2024		Source	t	oricefinder

#### Comparable property sales

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
2 PARK LANE, MOUNT HELEN, VIC 3350	\$675,000	05/04/2023
107 BOAK AVE, MOUNT HELEN, VIC 3350	\$668,000	12/10/2023
2 MELVYN CRES, MOUNT CLEAR, VIC 3350	\$660,000	01/06/2023

This Statement of Information was prepared on:

13/08/2024

