

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

21 Nevett Crescent, Mount Helen, VIC 3350

### Indicative selling price

\$ 130,000

Range between

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median price  
\$ 415,000

House

\*Delete house or unit as applicable

Suburb  
MOUNT HELEN

Period  
23/01/2018 - 23/07/2019

Source  
Price Finder

### Comparable property sales

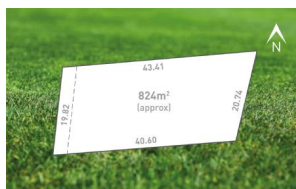
These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



1335 GEELONG ROAD  
MOUNT CLEAR



Normal Sale \$145,000  
Date Sold 22/11/2018  
Land 716 sqm



16 HENRY AVENUE  
MOUNT CLEAR



Normal Sale \$127,500  
Date Sold 12/03/2019  
Land 824 sqm



5 BRODIE COURT  
MOUNT HELEN



Normal Sale \$130,000  
Date Sold 21/05/2018  
Land 1022 sqm