

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

13 Oakbank Drive, Mount Helen 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 \$440,000 & \$460,000

Median sale price

Median price \$450,000

Property type House

Suburb Mount Helen

Period - From 01/06/2019

to

31/05/2020

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
33 Wattletree Drive, Mount Helen 3350	\$450,000	29/01/2020
30 Wattletree Drive, Mount Helen 3350	\$467,000	17/10/2019
11 The Gums, Mount Clear 3350	\$440,000	28/11/2019

This Statement of Information was prepared on: 18/06/2020