



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

237 Shire Avenue,  
MOUNT HELEN 3350

### Indicative selling price

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

**Range \$329,000 - \$339,000**

### Median sale price

Median **House** for **MOUNT HELEN** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

**\$407,500**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**19 The Gums,**  
Mount Clear 3350

Price **\$325,103** Sold 12  
September 2018

**1 Ferndale Court,**  
Mount Helen 3350

Price **\$351,387** Sold 10 July  
2018

**33 Marina Drive,**  
Mount Clear 3350

Price **\$350,000** Sold 04 June  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

#### Contact agents



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