

# 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

66 Greenhill Road, Mount Helen Vic 3350

### Indicative selling price

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

Range between \$795,000

&

\$874,500

### Median sale price

Median price \$462,500

Property Type House

Suburb Mount Helen

Period - From 15/12/2019

to 14/12/2020

Source REIV

### 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
1	7 Fiskens Rd MOUNT HELEN 3350	\$850,000	07/09/2020
2	206 Yankee Flat Rd NAVIGATORS 3352	\$835,000	29/11/2019
3	24 Donnellys Rd NAVIGATORS 3352	\$828,000	27/07/2020

**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:

15/12/2020 18:15



5 2 5

**Property Type:** Residential  
**Land Size:** 15985 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$795,000 - \$874,500

**Median House Price**

15/12/2019 - 14/12/2020: \$462,500

## STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

## Comparable Properties



**7 Fisken Rd MOUNT HELEN 3350 (REI/VG)**

**Agent Comments**

4 3 4

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 07/09/2020  
**Property Type:** House (Res)  
**Land Size:** 20235 sqm approx



**206 Yankee Flat Rd NAVIGATORS 3352 (REI/VG)**

**Agent Comments**

4 2 6

**Price:** \$835,000  
**Method:** Private Sale  
**Date:** 29/11/2019  
**Property Type:** House  
**Land Size:** 36391 sqm approx



**24 Donnelly's Rd NAVIGATORS 3352 (REI/VG)**

**Agent Comments**

4 2 8

**Price:** \$828,000  
**Method:** Private Sale  
**Date:** 27/07/2020  
**Property Type:** House (Res)  
**Land Size:** 59248 sqm approx