

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

130 Greenhill Road, Mount Helen Vic 3350

Indicative selling price

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

Range between

\$795,000

&

\$845,000

Median sale price

Median price

\$530,000

Property Type

House

Suburb

Mount Helen

Period - From

01/10/2020

to

31/12/2020

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	123 Elsworth St CANADIAN 3350	\$796,000	05/12/2020
2	27 Ploughshare Dr MOUNT HELEN 3350	\$776,000	19/01/2021
3	62 Magpie St MOUNT PLEASANT 3350	\$740,000	02/09/2020

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:

26/02/2021 11:21



Property Type: Land
Land Size: 2317 sqm approx
Agent Comments

Indicative Selling Price
\$795,000 - \$845,000
Median House Price
December quarter 2020: \$530,000

Comparable Properties



123 Elsworth St CANADIAN 3350 (VG)

Agent Comments



Price: \$796,000
Method: Sale
Date: 05/12/2020
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 6628 sqm approx



27 Ploughshare Dr MOUNT HELEN 3350 (REI)

Agent Comments



Price: \$776,000
Method: Private Sale
Date: 19/01/2021
Property Type: House (Res)



62 Magpie St MOUNT PLEASANT 3350 (VG)

Agent Comments



Price: \$740,000
Method: Sale
Date: 02/09/2020
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4001 sqm approx