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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$795,000		&		\$845,000			
Median sale pr	rice							
Median price	\$530,000	Pro	operty Type	Hou	ISE		Suburb	Mount Helen
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Ade	dress 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)



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

Agent Comments



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)



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

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.