

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 and
postcode

202 Eddy Avenue Mount Helen VIC 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

\$445,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,000

Property type

House

Suburb

Mount Helen

Period-from

01 Nov 2019

to

31 Oct 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

204 Eddy Avenue Mount Helen VIC 3350	\$440,000	04-Jul-20
8 Lewis Avenue Mount Helen VIC 3350	\$440,000	05-Jun-20
101 Boak Avenue Mount Helen VIC 3350	\$440,000	30-Apr-20

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: 23 November 2020

McGrath

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204 Eddy Avenue Mount Helen VIC 3350

Sold Price

\$440,000

Sold Date

04-Jul-20



4



1



1

Distance

0.02km



8 Lewis Avenue Mount Helen VIC 3350

Sold Price

Sold Date

05-Jun-20



4



2



2

Distance

0.21km



101 Boak Avenue Mount Helen VIC 3350

Sold Price

Sold Date

30-Apr-20



4



2



1

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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