

A bright yellow bicycle is parked on a paved surface against a white picket fence. The bicycle has a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred street scene with trees and buildings.

**RayWhite.**

**Statement  
of  
information**

7 LEWIS AVENUE, MOUNT HELEN, VIC 3350

PREPARED BY WILL MUNRO , RAY WHITE BALLARAT, PHONE: +61 427 401 798

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 LEWIS AVENUE, MOUNT HELEN, VIC

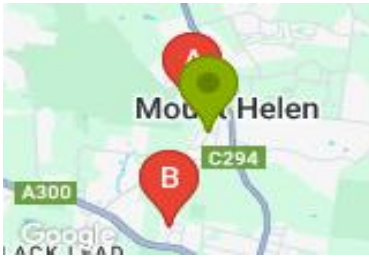


## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Single Price: **\$330,000**

Provided by: Will Munro , Ray White Ballarat

## MEDIAN SALE PRICE



MOUNT HELEN, VIC, 3350

Suburb Median Sale Price (Vacant Land)

**\$262,500**

01 January 2024 to 31 December 2024

Provided by: pricefinder

## COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



12 SOBEY ST, MOUNT HELEN, VIC 3350



Sale Price

**\$250,000**

Sale Date: 31/10/2024

Distance from Property: 381m



15 GRAHAM ST, BUNINYONG, VIC 3357



Sale Price

**\$470,000**

Sale Date: 27/11/2024

Distance from Property: 1.5km



This report has been compiled on 20/02/2025 by Ray White Ballarat. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

7 LEWIS AVENUE, MOUNT HELEN, VIC 3350

### Indicative selling price

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

Single Price: \$330,000


### Median sale price

Median price: \$262,500

Property type: House

Suburb: MOUNT HELEN

Period: 01 January 2024 to 31 December 2024

Source: 

### Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

#### Address of comparable property

#### Price

#### Date of sale

Address of comparable property	Price	Date of sale
12 SOBEY ST, MOUNT HELEN, VIC 3350	\$250,000	31/10/2024
15 GRAHAM ST, BUNINYONG, VIC 3357	\$470,000	27/11/2024

This Statement of Information was prepared on: 20/02/2025