

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

10 Hakea Court, Mount Helen Vic 3350

Indicative selling price

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

Range between \$645,000 & \$680,000

Median sale price

Median price \$640,000 Property Type House Suburb Mount Helen

Period - From 01/01/2024 to 31/12/2024 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	13 Wirilda Ct MOUNT HELEN 3350	\$640,000	08/10/2024
2	16 Timbertop Dr MOUNT HELEN 3350	\$670,000	03/05/2024
3	113 Rathkeale Av MOUNT HELEN 3350	\$655,000	17/04/2024

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:

17/02/2025 14:37



Property Type: House (Previously Occupied - Detached)
Land Size: 700 sqm approx
Agent Comments

Indicative Selling Price
\$645,000 - \$680,000
Median House Price
Year ending December 2024: \$640,000

Comparable Properties



13 Wirilda Ct MOUNT HELEN 3350 (REI/VG)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 08/10/2024
Property Type: House
Land Size: 750 sqm approx



16 Timbertop Dr MOUNT HELEN 3350 (REI/VG)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 03/05/2024
Property Type: House
Land Size: 1760 sqm approx



113 Rathkeale Av MOUNT HELEN 3350 (REI/VG)

Agent Comments



Price: \$655,000
Method: Private Sale
Date: 17/04/2024
Property Type: House
Land Size: 1300 sqm approx