

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

53 Wattletree Drive, Mount Helen, VIC 3350

Indicative selling price

Single Price or Range between

\$595,000 - \$645,000

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

Median sale price

Median Price

\$415,000

Property Type

House

Suburb

MOUNT HELEN

Period From

14/05/2018

Period To

14/11/2019

Source

Core Logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



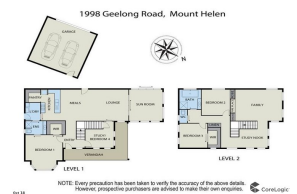
24 DARRIWELL DRIVE
MOUNT HELEN

4 2 2

Price \$595,000

Date of Sale 01/04/2019

Land 1210 sqm



1998 GEELONG ROAD
MOUNT HELEN

3 2 2

Price \$645,000

Date of Sale 10/11/2018

Land 903 sqm



10 YARRA GUM PLACE
MOUNT CLEAR

4 2 10

Price \$640,000

Date of Sale 24/10/2018

Land 1526 sqm