

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 3 Yarana Drive Mount Helen

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$410,000 & \$450,000

Median sale price

Median price: \$400,000 House Suburb: Mount Helen

Period - From: 31/03/2018 to 30/06/2018 Source: PDOL

Comparable property sales

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






9 Eilish Ct MOUNT HELEN

Sold by Private Sale \$425,000

Date Sold 18/05/2018

Land 800 SqM

3   






2012 Geelong Rd MOUNT HELEN

This gorgeous home is an exclusive, hidden gem. A unique home with an abundance to offer with seclusion, peace and

Sold by Private Sale \$435,000

Date Sold 15/02/2018

Land 1,300 SqM

2  1  3 





4 Fletcher Ct MOUNT HELEN

This home delivers a lifestyle sanctuary with all the benefits of city living. Immaculately presented and located in a tranquil

Sold by Private Sale \$462,000

Date Sold 07/09/2018

Land 859 SqM

4  2  2 