

Statement of Information

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

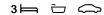
Median price: \$400,000 House Suburb: Mount Helen Period - From: 31/03/2018 to 30/06/2018 Source: PDOL

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





2012 Geelong Rd MOUNT HELEN

2 ⊨ 1 🗀 3 👄

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



4 Fletcher Ct MOUNT HELEN

4 ⊨ 2 🗀 2 👄

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