

# 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

2108 Geelong Road, Mount Helen Vic 3350

### Indicative selling price

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

Range between \$400,000 & \$420,000

### Median sale price

Median price \$474,000 Property Type House Suburb Mount Helen

Period - From 09/11/2019 to 08/11/2020 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	21 Marina Dr MOUNT CLEAR 3350	\$430,000	15/11/2019
2	122 Yarana Dr MOUNT HELEN 3350	\$426,500	25/02/2020
3	124 Rathkeale Av MOUNT HELEN 3350	\$392,500	08/03/2020

**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:

09/11/2020 10:13



3   2   2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1125 sqm approx

Agent Comments

## Comparable Properties



**21 Marina Dr MOUNT CLEAR 3350 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$430,000

**Method:** Private Sale

**Date:** 15/11/2019

**Property Type:** House

**Land Size:** 877 sqm approx



**122 Yarana Dr MOUNT HELEN 3350 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$426,500

**Method:** Private Sale

**Date:** 25/02/2020

**Property Type:** House (Res)

**Land Size:** 754 sqm approx



**124 Rathkeale Av MOUNT HELEN 3350 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$392,500

**Method:** Private Sale

**Date:** 08/03/2020

**Rooms:** 4

**Property Type:** House

**Land Size:** 920 sqm approx