

# 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 188 Greenhill Road, Mount Helen Vic 3350  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$950,000 & \$980,000

### Median sale price

Median price \$620,000 Property Type House Suburb Mount Helen

Period - From 01/10/2024 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 | 102 Cornish St BUNINYONG 3357     | \$1,190,000 | 26/10/2024   |
| 2 | 14 Greenhaven Ct MOUNT CLEAR 3350 | \$1,000,000 | 14/02/2024   |
| 3 | 4 Allan St BUNINYONG 3357         | \$1,012,000 | 19/11/2023   |

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:

25/02/2025 11:10



4   2   4

**Property Type:** House  
**Land Size:** 4045 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$950,000 - \$980,000  
**Median House Price**  
December quarter 2024: \$620,000

## Comparable Properties



**102 Cornish St BUNINYONG 3357 (REI)**

**Agent Comments**

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**Price:** \$1,190,000  
**Method:** Private Sale  
**Date:** 26/10/2024  
**Property Type:** House (Res)  
**Land Size:** 2026 sqm approx



**14 Greenhaven Ct MOUNT CLEAR 3350 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$1,000,000  
**Method:** Private Sale  
**Date:** 14/02/2024  
**Property Type:** House  
**Land Size:** 3485 sqm approx



**4 Allan St BUNINYONG 3357 (REI/VG)**

**Agent Comments**

4   3   2

**Price:** \$1,012,000  
**Method:** Private Sale  
**Date:** 19/11/2023  
**Property Type:** House (Res)  
**Land Size:** 2720 sqm approx