#### 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

#### Median sale price

Median price	\$620,000	Pro	perty 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
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Dean Parish 0490382264 dean.parish@fletchers.net.au

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





Property Type: House Land Size: 4045 sqm approx

**Agent Comments** 

### Comparable Properties



102 Cornish St BUNINYONG 3357 (REI)

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**Price:** \$1,190,000 **Method:** Private Sale **Date:** 26/10/2024

**Property Type:** House (Res) **Land Size:** 2026 sqm approx

**Agent Comments** 



14 Greenhaven Ct MOUNT CLEAR 3350 (REI/VG)

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**3** 2

**Agent Comments** 

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)

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Agent Comments



**Price:** \$1,012,000 **Method:** Private Sale **Date:** 19/11/2023

Property Type: House (Res) Land Size: 2720 sqm approx

Account - Fletchers | P: 03 5333 4797





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