## 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

10 Hakea Court, Mount Helen Vic 3350

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$635,000		&		\$670,000			
Median sale price								
Median price	\$620,000	Property Type Hous		se		Suburb	Mount Helen	
Period - From	24/04/2024	to	23/04/2025		So	urce	Property	/ Data

#### 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.

Ad	dress of comparable property	Price	Date of sale
1	13 Wirilda Ct MOUNT HELEN 3350	\$640,000	08/10/2024
2	16 Timbertop Dr MOUNT HELEN 3350	\$670,000	03/05/2024
3	113 Rathkeale Av MOUNT HELEN 3350	\$655,000	17/04/2024

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:

24/04/2025 12:36





Scott Petrie

TREVOR PETRIE



Property Type: House Land Size: 700 sqm approx Agent Comments 03 53 334 322 0418 503 764 scott@trevorpetrie.com.au

Indicative Selling Price \$635,000 - \$670,000 Median House Price 24/04/2024 - 23/04/2025: \$620,000

# **Comparable Properties**

E	13 Wirilda Ct MOUNT HELEN 3350 (REI/VG)   13 Wirilda Ct MOUNT HELEN 3350 (REI/VG)   14 1 1   15 2 1   16 1 1   17 1 1   18 1 1   19 1 1   19 1 1   10 1 1   10 1 1   10 2 1   10 2 1   10 2 1   10 2 1   10 2 1   10 2 1   10 2 2   10 2 1   10 2 2   10 2 1   10 2 2   10 2 2   10 2 2   10 2 2   10 3 1   10 4 1   10 5 1   10 4 1   10 5 1   10 5 1   10 5 1   10 5 1   10 5 1   10 5 1   10 5 <td< th=""><th>Agent Comments</th></td<>	Agent Comments
	16 Timbertop Dr MOUNT HELEN 3350 (REI/VG) 4 2 6 4 Price: \$670,000 Method: Private Sale Date: 03/05/2024 Property Type: House Land Size: 1760 sqm approx	Agent Comments
	113 Rathkeale Av MOUNT HELEN 3350 (REI/VG)   1   4 1   2 2   2 2   2 2   2 2   2 2   2 2   2 2   2 2   2 2   2 2   2 2   2 2   2 2   2 2	Agent Comments

#### Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.