Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode

16 Boak Avenue, Mount Helen Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between | $620,000 | & | $650,000

Median sale price

| Median price | $615,000 | Property Type | House | Suburb | Mount Helen |

| Period - From | 01/04/2023 | to | 31/03/2024 | Source | REIV |

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within two kilometres of the property for sale in the last six 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	23 Rodier St EUREKA 3350	$620,000	01/12/2023
2			
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: | 02/05/2024 14:43

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Indicative Selling Price
$620,000 - $650,000
Median House Price
Year ending March 2024: $615,000

Property Type: House (Previously Occupied - Detached)
Land Size: 2109 sqm approx

Agent Comments

Comparable Properties

23 Rodier St EUREKA 3350 (REI)

Agent Comments

Price: $620,000
Method:
Date: 01/12/2023
Property Type: House

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.