

# 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](http://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:

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16 Boak Avenue, Mount Helen Vic 3350



Rob Cunningham  
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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.

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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