

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

16 Timbertop Drive, Mount Helen Vic 3350

Indicative selling price

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

Range between

\$765,000

&

\$795,000

Median sale price

Median price

\$572,500

Property Type

House

Suburb

Mount Helen

Period - From

01/10/2023

to

31/12/2023

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	38 Timbertop Dr MOUNT HELEN 3350	\$800,000	29/01/2023
2	20 Timbertop Dr MOUNT HELEN 3350	\$795,000	13/01/2023
3	47 Darriwell Dr MOUNT HELEN 3350	\$795,000	18/11/2022

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:

15/02/2024 14:18

16 Timbertop Drive, Mount Helen Vic 3350

**Jellis
Craig**

Dylan Thomson

5329 2500

0438 490 773

dylanthomson@jellisrcraig.com.au

Indicative Selling Price

\$765,000 - \$795,000

Median House Price

December quarter 2023: \$572,500



 4  2  4

Property Type: House

Land Size: 1760 sqm approx

Agent Comments

Comparable Properties



38 Timbertop Dr MOUNT HELEN 3350 (REI/VG) Agent Comments

 4  2  4

Price: \$800,000

Method: Auction Sale

Date: 29/01/2023

Property Type: House (Res)

Land Size: 2062 sqm approx



20 Timbertop Dr MOUNT HELEN 3350 (REI/VG) Agent Comments

 4  2  4

Price: \$795,000

Method: Private Sale

Date: 13/01/2023

Property Type: House

Land Size: 1557 sqm approx



47 Darriwell Dr MOUNT HELEN 3350 (REI)

Agent Comments

 4  2  6

Price: \$795,000

Method: Private Sale

Date: 18/11/2022

Property Type: House

Land Size: 1072 sqm approx

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555



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