

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 and
postcode

2 EDDY AVENUE MOUNT HELEN VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

House

Suburb

Mount Helen

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 |
|--------------------------------------|-----------|--------------|
| 3 BOAK AVENUE MOUNT HELEN VIC 3350 | \$565,000 | 27-Aug-23 |
| 119 BOAK AVENUE MOUNT HELEN VIC 3350 | \$450,000 | 22-Sep-23 |
| 202 EDDY AVENUE MOUNT HELEN VIC 3350 | \$540,000 | 20-Nov-23 |

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: 16 April 2024

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**3 BOAK AVENUE MOUNT HELEN
VIC 3350**

Sold Price

\$565,000 Sold Date **27-Aug-23**

 4  2  2

Distance **0.02km**



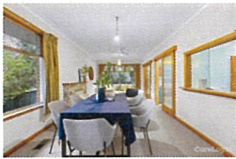
**119 BOAK AVENUE MOUNT HELEN
VIC 3350**

Sold Price

\$450,000 Sold Date **22-Sep-23**

 4  2  1

Distance **0.4km**



**202 EDDY AVENUE MOUNT HELEN
VIC 3350**

Sold Price

\$540,000 Sold Date **20-Nov-23**

 4  2  2

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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