

# 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

2 Nevett Crescent, 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

\$700,000

&

\$770,000

### Median sale price

Median price

\$580,000

Property Type

House

Suburb

Mount Helen

Period - From

01/01/2023

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	7 Eilish Ct MOUNT HELEN 3350	\$750,000	16/11/2023
2	13 Pepper La BUNINYONG 3357	\$745,000	12/11/2023
3	121 Moss Av MOUNT HELEN 3350	\$710,000	21/12/2023

**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:

19/02/2024 10:02



4 2 2

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1028 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median House Price**  
Year ending December 2023: \$580,000

## Comparable Properties



7 Eilish Ct MOUNT HELEN 3350 (REI)

Agent Comments

4 2 2

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 16/11/2023  
**Property Type:** House  
**Land Size:** 819 sqm approx



13 Pepper La BUNINYONG 3357 (REI)

Agent Comments

4 2 2

**Price:** \$745,000  
**Method:** Private Sale  
**Date:** 12/11/2023  
**Property Type:** House  
**Land Size:** 943 sqm approx



121 Moss Av MOUNT HELEN 3350 (REI/VG)

Agent Comments

4 2 2

**Price:** \$710,000  
**Method:** Private Sale  
**Date:** 21/12/2023  
**Property Type:** House  
**Land Size:** 1500 sqm approx

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