

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

203 Eddy Avenue, Mount Helen Vic 3350

Indicative selling price

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

Range between \$799,000 & \$839,000

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 five kilometres of the property for sale in the last eighteen 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 | 212 Eddy Av MOUNT HELEN 3350 | \$850,000 | 13/03/2024 |
| 2 | 12 Zoe Dr MOUNT HELEN 3350 | \$845,000 | 12/04/2024 |
| 3 | | | |

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 eighteen months.

This Statement of Information was prepared on: 14/06/2024 09:27



 5  2  2

Rooms: 6
Property Type: House
Land Size: 1439 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$799,000 - \$839,000
Median House Price
Year ending March 2024: \$615,000

Comparable Properties



212 Eddy Av MOUNT HELEN 3350 (REI)

[Agent Comments](#)

 4  2  4

Price: \$850,000
Method: Private Sale
Date: 13/03/2024
Property Type: House
Land Size: 1309 sqm approx



12 Zoe Dr MOUNT HELEN 3350 (REI)

[Agent Comments](#)

 5  2  -

Price: \$845,000
Method: Private Sale
Date: 12/04/2024
Property Type: House
Land Size: 1117 sqm approx

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 eighteen months.

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