

# 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 2030 Geelong Road, Mount Helen Vic 3350  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$725,000 & \$765,000

### 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 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	212 Eddy Av MOUNT HELEN 3350	\$850,000	13/03/2024
2	20 Timbertop Dr MOUNT HELEN 3350	\$795,000	13/01/2023
3	2008 Geelong Rd MOUNT HELEN 3350	\$790,000	24/04/2023

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: 17/04/2024 16:26



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**Property Type:** House  
**Land Size:** 1436 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$725,000 - \$765,000  
**Median House Price**  
Year ending March 2024: \$615,000

## Comparable Properties



**212 Eddy Av MOUNT HELEN 3350 (REI)**

**Agent Comments**

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



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

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**Price:** \$795,000  
**Method:** Private Sale  
**Date:** 13/01/2023  
**Property Type:** House  
**Land Size:** 1557 sqm approx



**2008 Geelong Rd MOUNT HELEN 3350 (VG)**

**Agent Comments**

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**Price:** \$790,000  
**Method:** Sale  
**Date:** 24/04/2023  
**Property Type:** House (Res)  
**Land Size:** 1604 sqm approx