

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

3 Shire Avenue, Mount Helen Vic 3350

Indicative selling price

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

Single price \$580,000

Median sale price

Median price \$652,500

Property Type House

Suburb Mount Helen

Period - From 01/07/2022

to 30/06/2023

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	9 Sainsbury Ct MOUNT CLEAR 3350	\$593,000	02/05/2023
2	10 Ploughshare Dr MOUNT HELEN 3350	\$580,000	17/03/2023
3	11 Wattletree Dr MOUNT HELEN 3350	\$575,000	03/07/2023

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:

07/09/2023 10:06

3 Shire Avenue, Mount Helen Vic 3350



Phil Petrie
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4 2 3

Rooms: 6
Property Type: House (Res)
Land Size: 1032 sqm approx
Agent Comments

Indicative Selling Price
\$580,000
Median House Price
Year ending June 2023: \$652,500

Comparable Properties



9 Sainsbury Ct MOUNT CLEAR 3350 (REI/VG) Agent Comments

4 2 2

Price: \$593,000
Method: Private Sale
Date: 02/05/2023
Property Type: House
Land Size: 758 sqm approx



10 Ploughshare Dr MOUNT HELEN 3350 (REI/VG) Agent Comments

4 2 2

Price: \$580,000
Method: Private Sale
Date: 17/03/2023
Property Type: House (Res)
Land Size: 921 sqm approx



11 Wattletree Dr MOUNT HELEN 3350 (REI/VG) Agent Comments

4 2 2

Price: \$575,000
Method: Private Sale
Date: 03/07/2023
Property Type: House
Land Size: 648 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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