

# 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

4 Bell Bird Court, 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

\$525,000

&

\$575,000

### 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	11 Wattletree Dr MOUNT HELEN 3350	\$575,000	03/07/2023
2	10 Jones Av MOUNT CLEAR 3350	\$550,000	01/04/2023
3	17 Park La MOUNT HELEN 3350	\$545,000	03/03/2023

**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:

17/08/2023 08:00



4 2 2

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 883 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$525,000 - \$575,000  
**Median House Price**  
Year ending June 2023: \$652,500

## Comparable Properties



11 Wattletree Dr MOUNT HELEN 3350 (REI)

[Agent Comments](#)

4 2 2

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



10 Jones Av MOUNT CLEAR 3350 (REI/VG)

[Agent Comments](#)

4 2 6

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 01/04/2023  
**Property Type:** House (Res)  
**Land Size:** 946 sqm approx



17 Park La MOUNT HELEN 3350 (REI/VG)

[Agent Comments](#)

4 2 2

**Price:** \$545,000  
**Method:** Private Sale  
**Date:** 03/03/2023  
**Property Type:** House (Res)  
**Land Size:** 687 sqm approx

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