

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

Indicative selling price

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

Single price

Median sale price

Median price

Property Type

Suburb

Period - From

to

Source

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	108 Lylia Av MOUNT CLEAR 3350	\$495,000	13/03/2024
2	2105 Geelong Rd MOUNT HELEN 3350	\$490,000	16/10/2023
3	401 Simpson St BUNINYONG 3357	\$450,000	26/10/2023

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:

5 Rathkeale Avenue, Mount Helen Vic 3350



Hannah Baker
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Indicative Selling Price

\$460,000

Median House Price

Year ending March 2024: \$615,000



3 1 3

Property Type: House

Land Size: 1250 sqm approx

Agent Comments

Comparable Properties



108 Lylia Av MOUNT CLEAR 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$495,000

Method: Private Sale

Date: 13/03/2024

Property Type: House

Land Size: 767 sqm approx



2105 Geelong Rd MOUNT HELEN 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$490,000

Method: Private Sale

Date: 16/10/2023

Property Type: House

Land Size: 1326 sqm approx



401 Simpson St BUNINYONG 3357 (REI/VG)

Agent Comments

3 1 2

Price: \$450,000

Method: Private Sale

Date: 26/10/2023

Property Type: House

Land Size: 613 sqm approx

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



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