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

16 Boak Avenue, Mount Helen Vic 3350

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|------------|-----|-------------|-----|-----------|------|--------|-------------|--|
| Range betwee | \$620,000 | | & | | \$682,000 | | | | |
| Median sale p | rice | | | | | | | | |
| Median price | \$627,500 | Pro | operty Type | Hou | se | | Suburb | Mount Helen | |
| Period - From | 02/05/2023 | to | 01/05/2024 | | So | urce | 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

| Ad | dress of comparable property | Price | Date of sale |
|----|------------------------------|-----------|--------------|
| 1 | 303 Eddy Av MOUNT HELEN 3350 | \$900,000 | 08/11/2023 |
| 2 | 21 Horwood Dr CANADIAN 3350 | \$730,000 | 11/12/2023 |
| 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.

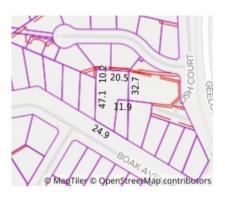
This Statement of Information was prepared on:

02/05/2024 15:46



16 Boak Avenue, Mount Helen Vic 3350





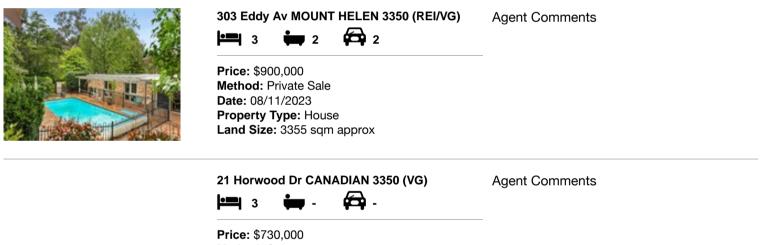


Property Type: House (Previously Occupied - Detached) Land Size: 2109 sqm approx Agent Comments 5337 0036 0407 861 960 leigh@doepels.com.au Indicative Selling Price

Leigh Hutchinson

Indicative Selling Price \$620,000 - \$682,000 Median House Price 02/05/2023 - 01/05/2024: \$627,500

Comparable Properties



Method: Sale Date: 11/12/2023 Property Type: House (Res) Land Size: 1782 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 - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559

propertydata



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.