

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 16 Boak Avenue, 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

Range between \$620,000 & \$682,000

Median sale price

Median price \$627,500 Property Type House Suburb Mount Helen

Period - From 02/05/2023 to 01/05/2024 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 eighteen 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	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

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Property Type: House (Previously Occupied - Detached)
Land Size: 2109 sqm approx
Agent Comments

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

Comparable Properties



303 Eddy Av MOUNT HELEN 3350 (RE/VG)

Agent Comments



Price: \$900,000
Method: Private Sale
Date: 08/11/2023
Property Type: House
Land Size: 3355 sqm approx

21 Horwood Dr CANADIAN 3350 (VG)

Agent Comments



Price: \$730,000
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.

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