

# 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 6/1834 Geelong Road, 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](http://consumer.vic.gov.au/underquoting)

Range between \$390,000 & \$410,000

### Median sale price

Median price \$615,000 Property Type House Suburb Mount Helen

Period - From 16/05/2023 to 15/05/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

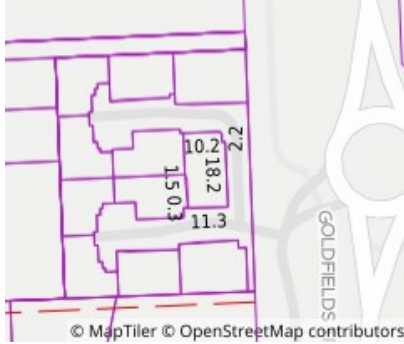
A\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/27 Recreation Rd MOUNT CLEAR 3350	\$408,000	10/10/2023
2	1/1834 Geelong Rd MOUNT HELEN 3350	\$390,000	19/09/2023
3	3/50 Haymes Rd MOUNT CLEAR 3350	\$375,000	14/02/2024

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: 16/05/2024 12:38



**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$390,000 - \$410,000

**Median House Price**

16/05/2023 - 15/05/2024: \$615,000

## Comparable Properties



**2/27 Recreation Rd MOUNT CLEAR 3350 (REI/VG)**

Agent Comments



**Price:** \$408,000

**Method:** Private Sale

**Date:** 10/10/2023

**Property Type:** House (Res)

**Land Size:** 389 sqm approx



**1/1834 Geelong Rd MOUNT HELEN 3350 (REI)**

Agent Comments



**Price:** \$390,000

**Method:** Private Sale

**Date:** 19/09/2023

**Property Type:** Townhouse (Single)



**3/50 Haymes Rd MOUNT CLEAR 3350 (REI/VG)**

Agent Comments



**Price:** \$375,000

**Method:** Private Sale

**Date:** 14/02/2024

**Property Type:** House

**Land Size:** 261 sqm approx

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