# buxton

# Statement of Information

# Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address: 6 Darriwell Drive Mount Helen

### Indicative selling price

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

Range between: \$475,000 & \$500,000

#### Median sale price

Median price: \$464,500 House Suburb: Mount Helen Period - From: 01/10/2017 to 31/12/2017 Source: PDOL

#### **Comparable property sales**

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.



# 126 Moss Av MOUNT HELEN

4 🛏 2 🗁 2 👄

Looking for a property that feels like your very own private get away; then look no further. This beautiful home is set in a serene

Sold by Private Sale \$450,000 Date Sold 20/02/2017 Land 1,512 SqM



# 19 Brodie Ct MOUNT HELEN

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This stylish and spacious home is bound to excite. The architectural designed abode is set on multiple levels taking in its

Sold by Private Sale \$485,000 Date Sold 27/03/2017 Land 880 SqM



# 22 Darriwell Dr MOUNT HELEN

4 🛏 2 🗁 2 📿

A stunning example of master craftsmanship at its very best, 22 Darriwell Drive is a sublime, bespoke home sure to please those

**Sold by Private Sale** \$530,000 **Date Sold** 28/05/2017 **Land** 1,265 SqM

08/02/2018