

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

1 Ashley Grove, Mount Helen Vic 3350

Indicative selling price

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

Single price \$245,000

Median sale price

Median price \$365,000 House Unit Suburb or locality Mount Helen

Period - From 01/07/2016 to 30/06/2017 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	12 the gums MOUNT CLEAR 3350	\$265,000	07/07/2017
2	119 Walker St SEBASTOPOL 3356	\$255,000	24/05/2017
3	3 Soyuz Ct MOUNT CLEAR 3350	\$245,000	30/05/2017

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.~~

1 Ashley Grove, Mount Helen Vic 3350



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Indicative Selling Price

\$245,000

Median House Price

Year ending June 2017: \$365,000



4 2 2

Rooms:

Property Type: Land

Agent Comments

Comparable Properties



12 the gums MOUNT CLEAR 3350 (REI)

Agent Comments

4 1 -

Price: \$265,000

Method: Private Sale

Date: 07/07/2017

Rooms: -

Property Type: House

Land Size: 893 sqm approx



119 Walker St SEBASTOPOL 3356 (REI)

Agent Comments

3 1 2

Price: \$255,000

Method: Private Sale

Date: 24/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 611 sqm approx



3 Soyuz Ct MOUNT CLEAR 3350 (REI)

Agent Comments

2 1 1

Price: \$245,000

Method: Private Sale

Date: 30/05/2017

Rooms: 3

Property Type: House

Land Size: 529 sqm approx

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

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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.