Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

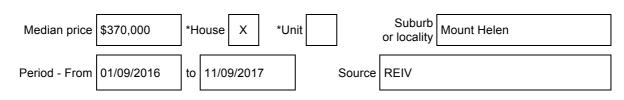
11 Nevett Crescent, Mount Helen 3350

Indicative selling price

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

Single price \$*	or range between	\$425,000	&	\$435,000
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Median sale price



Comparable property sales

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
24 Zoe Drive, Mount Helen 3350	\$432,500	31/10/2016
24 Ploughshare Drive, Mount Helen 3350	\$430,000	20/06/2016
18 Zoe Drive, Mount Helen 3350	\$400,000	24/10/2016

