

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

Median sale price

Median price \$370,000 *House *Unit Suburb or locality Mount Helen

Period - From 01/09/2016 to 11/09/2017 Source REIV

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