

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

8 Lewis Avenue, Mount Helen, VIC 3350

Indicative selling price

Single Price or Range between

\$425,000 - \$450,000

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

Median sale price

| | | |
|----------------------------------|--------------------------------|------------------------------|
| Median Price \$415,000 | Property Type House | Suburb MOUNT HELEN |
| Period From 12/06/2018 | Period To 12/12/2019 | Source Core Logic |

Comparable property sales

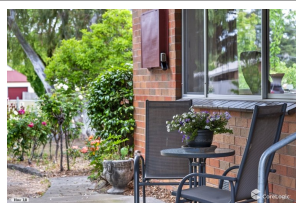
These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



**30 WATTLETREE DRIVE
MOUNT HELEN**

3 2 2

Price \$467,000
Date of Sale 17/10/2019
Land 1033 sqm



**402 EYRE STREET
BUNINYONG**

3 1 2

Price \$412,000
Date of Sale 15/12/2018
Land 1012 sqm



**219 SHIRE AVENUE
MOUNT HELEN**

3 2 2

Price \$430,500
Date of Sale 20/08/2018
Land 954 sqm