

## 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 and  
postcode

9 Rosewood Court Mount Helen VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$495,000

&

\$535,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$534,500

Property type

House

Suburb

Mount Helen

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

### 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 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

101 Boak Avenue Mount Helen VIC 3350	\$440,000	30-Apr-20
1203 Geelong Road Mount Clear VIC 3350	\$395,600	06-Nov-20
1 Geoffrey Grove Mount Clear VIC 3350	\$475,000	19-Jul-20

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 18 months.~~

This Statement of Information was prepared on: 15 November 2021



**101 Boak Avenue Mount Helen VIC 3350**

Sold Price

**\$440,000**

Sold Date **30-Apr-20**

 4  2  1

Distance **1.23km**



**1203 Geelong Road Mount Clear VIC 3350**

Sold Price

**\$395,600**

Sold Date **06-Nov-20**

 4  2  1

Distance **1.96km**



**1 Geoffrey Grove Mount Clear VIC 3350**

Sold Price

**\$475,000**

Sold Date **19-Jul-20**

 4  2  1

Distance **2.61km**

RS = Recent sale

UN = Undisclosed Sale

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