

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

13 Shakespeare Avenue, Mount Helen, VIC 3350

Indicative selling price

Single Price or Range between

\$385,000 - \$410,000












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 25/05/2018	Period To 25/11/2019	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

	116 RATHKEALE AVENUE MOUNT HELEN Price \$395,000 Date of Sale 10/08/2019 Land 864 sqm	4  2  2 
	38 BOAK AVENUE MOUNT HELEN Price \$420,000 Date of Sale 08/05/2019 Land 676 sqm	4  2  2 
	24 MOUNT HELEN AVENUE MOUNT HELEN Price \$380,000 Date of Sale 22/01/2019 Land 946 sqm	3  2  2 