

# 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

5/1826 Gelong Road, Mount Helen 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$\*  or range between \$350,000  & \$360,000

### Median sale price

Median price \$289,000  \*House  \*Unit  Suburb or locality Mount Helen

Period - From Oct 2018  to April 2019  Source Core Logic

### 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
1/24 Olympic Avenue, Mt Clear 3350	\$329,000	01/11/2018
4/6 Sailsbury Avenue, Mt Clear 3350	\$335,000	9/05/2019
18 Lucia Crst, Mt Clear 3350	\$370,000	06/04/2018