

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 or
locality and postcode

9 Darriwell Drive, Mount Helen Vic 3350

Indicative selling price

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

Range between \$540,000 & \$594,000

Median sale price

Median price \$569,000 Property Type House Suburb Mount Helen

Period - From 01/07/2020 to 30/09/2020 Source REIV

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
1	26 Timbertop Dr MOUNT HELEN 3350	\$560,000	01/05/2020
2	121 Moss Av MOUNT HELEN 3350	\$555,000	02/10/2019
3	22 Darriwell Dr MOUNT HELEN 3350	\$540,000	18/12/2019

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:

14/11/2020 10:35



Property Type: House (Previously Occupied - Detached)

Land Size: 1628 sqm approx

Agent Comments

Comparable Properties



26 Timbertop Dr MOUNT HELEN 3350 (REI/VG) Agent Comments



Price: \$560,000

Method: Private Sale

Date: 01/05/2020

Rooms: 4

Property Type: House

Land Size: 1617 sqm approx



121 Moss Av MOUNT HELEN 3350 (REI/VG)

Agent Comments



Price: \$555,000

Method: Private Sale

Date: 02/10/2019

Property Type: House (Res)

Land Size: 1517 sqm approx



22 Darriwell Dr MOUNT HELEN 3350 (REI/VG)

Agent Comments



Price: \$540,000

Method: Private Sale

Date: 18/12/2019

Property Type: House

Land Size: 1265 sqm approx