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	2034 Geelong Road, Mount Helen Vic 3350

Indicative selling price

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

Range between $650,000 & $715,000

Median sale price

Median price $661,500 Property Type House Suburb Mount Helen

Period - From 03/10/2023 to 02/10/2024 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	2030 Geelong Rd MOUNT HELEN 3350	$705,000	25/05/2024
2	627 Hitchcock Rd BUNINYONG 3357	$715,000	14/08/2023
3	9 Boak Av MOUNT HELEN 3350	$670,000	26/05/2023

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: 03/10/2024 17:25

2034 Geelong Road, Mount Helen Vic 3350



3 2 3

Rooms: 3
Property Type: House (Res)
Land Size: 1573 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $715,000
Median House Price
03/10/2023 - 02/10/2024: $661,500

Comparable Properties



2030 Geelong Rd MOUNT HELEN 3350 (REI/VG)

4 2 4

Price: $705,000
Method: Sale by Tender
Date: 25/05/2024
Property Type: House
Land Size: 1437 sqm approx

Agent Comments



627 Hitchcock Rd BUNINYONG 3357 (REI/VG)

3 2 2

Price: $715,000
Method: Private Sale
Date: 14/08/2023
Property Type: House
Land Size: 723 sqm approx

Agent Comments



9 Boak Av MOUNT HELEN 3350 (REI/VG)

3 2 3

Price: $670,000
Method: Private Sale
Date: 26/05/2023
Property Type: House (Res)
Land Size: 868 sqm approx

Agent Comments

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300

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