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	11 Ashley Grove, Mount Helen Vic 3350

Indicative selling price

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

Range between $995,000 & $1,090,000

Median sale price

Median price $655,000 Property Type House Suburb Mount Helen

Period - From 29/10/2023 to 28/10/2024 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 eighteen 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	303 Tinworth Av MOUNT CLEAR 3350	$1,110,000	16/08/2023
2			
3			

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 eighteen months.

This Statement of Information was prepared on: 29/10/2024 11:29

11 Ashley Grove, Mount Helen Vic 3350



4 2 6

Rooms: 5
Property Type: House
Land Size: 1079 sqm approx

Agent Comments

Indicative Selling Price
$995,000 - $1,090,000
Median House Price
29/10/2023 - 28/10/2024: $655,000

Comparable Properties

303 Tinworth Av MOUNT CLEAR 3350 (VG)

3 - -

Price: $1,110,000
Method: Sale
Date: 16/08/2023
Property Type: House (Res)
Land Size: 2035 sqm approx

Agent Comments

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 eighteen months.

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

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