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 and postcode	3 LOGAN COURT MOUNT HELEN VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$840,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	House	Suburb	Mount Helen
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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
27 WATTLETREE DRIVE MOUNT HELEN VIC 3350	$803,000	10-Feb-25
27 PLOUGHSHARE DRIVE MOUNT HELEN VIC 3350	$820,000	31-Oct-24
12 WHYKES AVENUE BUNINYONG VIC 3357	$835,000	21-Mar-25

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.~~

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27 WATTLETREE DRIVE MOUNT HELEN VIC 3350

4 2 2

Sold Price RS **$803,000** UN

Sold Date **10-Feb-25**

Distance **1.42km**



27 PLOUGHSHARE DRIVE MOUNT HELEN VIC 3350

4 2 -

Sold Price **$820,000**

Sold Date **31-Oct-24**

Distance **1.57km**



12 WHYKES AVENUE BUNINYONG VIC 3357

4 2 -

Sold Price RS **$835,000** UN

Sold Date **21-Mar-25**

Distance **1.91km**

RS = Recent sale **UN** = Undisclosed Sale

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