

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

LOT 5/14 NYORA GROVE 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

\$650,000

&

\$695,000

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

18 NYORA GROVE MOUNT HELEN VIC 3350	\$620,000	16-Sep-24
114 YARANA DRIVE MOUNT HELEN VIC 3350	\$600,000	05-Sep-24
118 RATHKEALE AVENUE MOUNT HELEN VIC 3350	\$600,000	18-Dec-24

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: 28 April 2025



18 NYORA GROVE MOUNT HELEN VIC 3350

Sold Price

\$620,000

Sold Date

16-Sep-24



3



2



2

Distance

0km



114 YARANA DRIVE MOUNT HELEN VIC 3350

Sold Price

\$600,000

Sold Date

05-Sep-24



3



2



2

Distance

0.27km



118 RATHKEALE AVENUE MOUNT HELEN VIC 3350

Sold Price

Sold Date

18-Dec-24



3



1



2

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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