Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 8 Boak Avenue, Mount Helen Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$630,000		&		\$670,000			
Median sale price								
Median price	\$620,000	Pro	operty Type	Hou	se		Suburb	Mount Helen
Period - From	12/05/2024	to	11/05/2025		So	urce	Property	/ Data

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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	603 Hitchcock Rd BUNINYONG 3357	\$640,000	10/05/2024
2	1169 Geelong Rd MOUNT CLEAR 3350	\$627,000	14/12/2023
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.

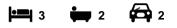
This Statement of Information was prepared on:

12/05/2025 14:12









Property Type: House (Res) Land Size: 822 sqm approx Agent Comments Indicative Selling Price \$630,000 - \$670,000 Median House Price 12/05/2024 - 11/05/2025: \$620,000

Comparable Properties

603 Hitchcock Rd BUNINYONG 3357 (REI/VG) ■ 3 2 6 1 Price: \$640,000 Method: Private Sale Date: 10/05/2024 Property Type: House Land Size: 941 sqm approx	Agent Comments
1169 Geelong Rd MOUNT CLEAR 3350 (VG) →→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→	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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