

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

120 MOSS AVENUE 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

\$749,000

&

\$809,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Mount Helen

Period-from

01 May 2024

to

30 Apr 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

121 MOSS AVENUE MOUNT HELEN VIC 3350	\$710,000	11-Dec-23
12 ZOE DRIVE MOUNT HELEN VIC 3350	\$845,000	12-Apr-24
2 NEVETT CRESCENT MOUNT HELEN VIC 3350	\$740,000	14-Mar-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.~~

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McGrath

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121 MOSS AVENUE MOUNT HELEN VIC 3350

Sold Price

\$710,000

Sold Date

11-Dec-23

 4  2  2

Distance

0.12km



12 ZOE DRIVE MOUNT HELEN VIC 3350

Sold Price

\$845,000

Sold Date

12-Apr-24

 4  2  -

Distance

0.24km



2 NEVETT CRESCENT MOUNT HELEN VIC 3350

Sold Price

\$740,000

Sold Date

14-Mar-24

 4  2  2

Distance

0.33km



212 EDDY AVENUE MOUNT HELEN VIC 3350

Sold Price

\$805,000

Sold Date

13-Mar-24

 4  2  3

Distance

0.53km



197 EDDY AVENUE MOUNT HELEN VIC 3350

Sold Price

\$900,000

Sold Date

26-Sep-24

 4  2  -

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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