

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 31 Mount Helen Avenue Mount Helen

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$549,000 & \$579,000

Median sale price




Median price: \$456,000 House Suburb: Mount Helen
Period - From: 01/01/2018 to 31/03/2018 Source: PDOL

Comparable property sales

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.



1 Moss Av MOUNT HELEN




4  2  2 

If you are after a truly spectacular family home then look no further. You feel the stress melt away the minute you walk

Sold by Private Sale \$565,000
Date Sold 09/04/2018
Land 750 SqM



21 Oakbank Dr MOUNT HELEN




4  2  2 

This modern four bedroom home has left no stone unturned in terms of design, features, fixtures and fittings. From the moment

Sold by Private Sale \$570,000
Date Sold 13/11/2017
Land 876 SqM



20 Nevett Cr MOUNT HELEN

4  2  2 

It is not often that design and execution meet, but when they do the results are spectacular. Offering four bedrooms in total, the

Sold by Private Sale \$579,000
Date Sold 13/04/2017
Land 1,148 SqM