

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 or
locality and postcode

1 Sainsbury Court, Mount Clear Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$425,000

Median sale price

Median price \$545,000

Property Type House

Suburb Mount Clear

Period - From 01/10/2023

to 31/12/2023

Source REIV

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
1	3 Bradby Av MOUNT CLEAR 3350	\$450,000	15/01/2024
2	5 The Gums MOUNT CLEAR 3350	\$440,000	18/10/2023
3	10 Grandison Av MOUNT CLEAR 3350	\$425,000	25/10/2023

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:

31/01/2024 10:39



Rooms: 5/3
Property Type: House (Previously Occupied - Detached)
Land Size: 712 sqm approx

Agent Comments

Superb location just around the corner from Primary and Secondary Schools, Kindergarten, Midvale Shopping centre and enroute to Uni

Indicative Selling Price
\$425,000

Median House Price
December quarter 2023: \$545,000

Comparable Properties



3 Bradby Av MOUNT CLEAR 3350 (REI)

[Agent Comments](#)



Price: \$450,000
Method: Private Sale
Date: 15/01/2024
Property Type: House
Land Size: 805 sqm approx



5 The Gums MOUNT CLEAR 3350 (REI/VG)

[Agent Comments](#)



Price: \$440,000
Method: Private Sale
Date: 18/10/2023
Rooms: 5
Property Type: House (Res)
Land Size: 607 sqm approx



10 Grandison Av MOUNT CLEAR 3350 (REI/VG)

[Agent Comments](#)



Price: \$425,000
Method: Sold Before Auction
Date: 25/10/2023
Property Type: House (Res)
Land Size: 634 sqm approx