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	1 Sainsbury Court, Mount Clear Vic 3350
Including suburb or	
locality and postcode	

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	Pro	perty 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

Add	dress 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 comparableproperties 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





John Morris 53370035 0418 543637 john@doepels.com.au

Indicative Selling Price \$425,000

Median House Price

December quarter 2023: \$545,000

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

Comparable Properties

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3 Bradby Av MOUNT CLEAR 3350 (REI)

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



5 The Gums MOUNT CLEAR 3350 (REI/VG)

Price: \$440.000 Method: Private Sale Date: 18/10/2023 Rooms: 5

Property Type: House (Res)

Land Size: 607 sqm approx

Agent Comments



10 Grandison Av MOUNT CLEAR 3350

(REI/VG)

Price: \$425.000

Method: Sold Before Auction

Date: 25/10/2023

Property Type: House (Res) Land Size: 634 sqm approx

Agent Comments

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559





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