

# 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 10/106 Whitehorse Road, 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](http://consumer.vic.gov.au/underquoting)

Range between \$410,000 & \$420,000

### Median sale price

Median price \$363,750 Property Type Unit Suburb Mount Clear

Period - From 01/01/2023 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	6/115a Mansfield Av MOUNT CLEAR 3350	\$425,000	21/03/2023
2	1 Harley Ct MOUNT CLEAR 3350	\$410,000	26/06/2023
3	1/1171a Geelong Rd MOUNT CLEAR 3350	\$380,000	13/03/2023

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: 26/03/2024 13:32

Lisa Horvat

03 5324 2408

0400 533 667

[lisa@ballaratpropertyagents.com.au](mailto:lisa@ballaratpropertyagents.com.au)

**Indicative Selling Price**

\$410,000 - \$420,000

**Median Unit Price**

Year ending December 2023: \$363,750



 2    1    1

**Property Type:** House

**Land Size:** 410 sqm approx

Agent Comments

## Comparable Properties



**6/115a Mansfield Av MOUNT CLEAR 3350 (REI/VG)**

Agent Comments

 2    1    1

**Price:** \$425,000

**Method:** Private Sale

**Date:** 21/03/2023

**Property Type:** House (Res)



**1 Harley Ct MOUNT CLEAR 3350 (REI/VG)**

Agent Comments

 2    1    1

**Price:** \$410,000

**Method:** Private Sale

**Date:** 26/06/2023

**Property Type:** House

**Land Size:** 406 sqm approx



**1/1171a Geelong Rd MOUNT CLEAR 3350 (REI/VG)**

Agent Comments

 2    1    1

**Price:** \$380,000

**Method:** Private Sale

**Date:** 13/03/2023

**Property Type:** Townhouse (Single)

Account - Ballarat Property Agents | P: 03 5324 2408