Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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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

Range between \$410,000	&	\$420,000
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Median sale price

Median price	\$363,750	Pro	perty 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

Add	dress 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 comparableproperties 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
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Lisa Horvat 03 5324 2408 0400 533 667

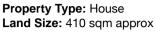
lisa@ballaratpropertyagents.com.au

Indicative Selling Price \$410,000 - \$420,000 Median Unit Price

Year ending December 2023: \$363,750







Agent Comments



Comparable Properties



6/115a Mansfield Av MOUNT CLEAR 3350

(REI/VG)

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1

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Price: \$425,000 Method: Private Sale Date: 21/03/2023

Property Type: House (Res)

Agent Comments



1 Harley Ct MOUNT CLEAR 3350 (REI/VG)

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Price: \$410,000 Method: Private Sale Date: 26/06/2023 Property Type: House Land Size: 406 sqm approx Agent Comments



1/1171a Geelong Rd MOUNT CLEAR 3350

(REI/VG)

-2



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Price: \$380,000 Method: Private Sale Date: 13/03/2023

Property Type: Townhouse (Single)

Agent Comments

Account - Ballarat Property Agents | P: 03 5324 2408



