

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

124 Mansfield Avenue, Mount Clear Vic 3350
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Indicative selling price

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

Range between \$625,000 & \$645,000

Median sale price

Median price \$500,000 Property Type House Suburb Mount Clear

Period - From 01/09/2022 to 31/08/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	129 Canadian Lakes Blvd CANADIAN 3350	\$640,000	28/04/2023
2	8 Ilvia Way SEBASTOPOL 3356	\$635,000	19/07/2023
3	32 Haymes Rd MOUNT CLEAR 3350	\$605,000	08/05/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 01/09/2023 15:24



 4  2  3

Property Type: Land
Land Size: 842 sqm approx
Agent Comments

Indicative Selling Price
\$625,000 - \$645,000
Median House Price
01/09/2022 - 31/08/2023: \$500,000

Comparable Properties



129 Canadian Lakes Blvd CANADIAN 3350 (REI/VG)

Agent Comments

 4  2  2

Price: \$640,000
Method: Private Sale
Date: 28/04/2023
Property Type: House (Res)
Land Size: 740 sqm approx



8 Ilvia Way SEBASTOPOL 3356 (REI)

Agent Comments

 4  2  2

Price: \$635,000
Method: Private Sale
Date: 19/07/2023
Rooms: 7
Property Type: House (Res)
Land Size: 763 sqm approx



32 Haymes Rd MOUNT CLEAR 3350 (REI)

Agent Comments

 4  2  2

Price: \$605,000
Method: Private Sale
Date: 08/05/2023
Property Type: House