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

1337 Geelong Road, Mount Clear Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$460,000		&		\$490,000			
Median sale p	rice							
Median price	\$530,000	Pro	operty Type	Hou	se		Suburb	Mount Clear
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	10 Melvyn Cr MOUNT CLEAR 3350	\$490,000	27/02/2023
2	417 Tinworth Av MOUNT CLEAR 3350	\$475,000	14/07/2023
3	112 Mansfield Av MOUNT CLEAR 3350	\$460,000	28/06/2023

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:

23/11/2023 15:29









Property Type: House (Previously Occupied - Detached) Land Size: 697 sqm approx Agent Comments Indicative Selling Price \$460,000 - \$490,000 Median House Price September quarter 2023: \$530,000

Comparable Properties



10 Melvyn Cr MOUNT CLEAR 3350 (REI/VG)



Price: \$490,000 Method: Private Sale Date: 27/02/2023 Property Type: House (Res) Land Size: 695 sqm approx

417 Tinworth Av MOUNT CLEAR 3350 (VG)

Agent Comments

Agent Comments

Agent Comments





Price: \$475,000 Method: Sale Date: 14/07/2023 Property Type: House (Res) Land Size: 747 sqm approx



112 Mansfield Av MOUNT CLEAR 3350 (REI/VG)



Price: \$460,000 Method: Private Sale Date: 28/06/2023 Property Type: House (Res) Land Size: 710 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300



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