

# 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

16 Fairy Wren Circuit, Mount Clear Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$465,000 & \$485,000

### Median sale price

Median price \$522,500 Property Type House Suburb Mount Clear

Period - From 09/05/2023 to 08/05/2024 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 | 38 Bradby Av MOUNT CLEAR 3350  | \$495,000 | 05/02/2024   |
| 2 | 19 Regency Dr MOUNT CLEAR 3350 | \$480,000 | 06/05/2024   |
| 3 | 7 Regency Dr MOUNT CLEAR 3350  | \$450,000 | 23/02/2024   |

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:

09/05/2024 12:17



**Rooms:** 6  
**Property Type:** Land  
**Land Size:** 357 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$465,000 - \$485,000  
**Median House Price**  
09/05/2023 - 08/05/2024: \$522,500

## Comparable Properties



**38 Bradby Av MOUNT CLEAR 3350 (REI/VG)** [Agent Comments](#)



**Price:** \$495,000  
**Method:** Private Sale  
**Date:** 05/02/2024  
**Property Type:** House  
**Land Size:** 725 sqm approx



**19 Regency Dr MOUNT CLEAR 3350 (REI)** [Agent Comments](#)



**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 06/05/2024  
**Property Type:** House  
**Land Size:** 1068 sqm approx



**7 Regency Dr MOUNT CLEAR 3350 (REI/VG)** [Agent Comments](#)



**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 23/02/2024  
**Property Type:** House (Res)  
**Land Size:** 656 sqm approx