

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

19 Regency Drive, Mount Clear Vic 3350

Indicative selling price

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

Range between \$440,000 & \$465,000

Median sale price

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

Period - From 18/04/2023 to 17/04/2024 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 | 108 Lylia Av MOUNT CLEAR 3350 | \$495,000 | 13/03/2024 |
| 2 | 17 Highfield Av MOUNT CLEAR 3350 | \$470,000 | 15/12/2023 |
| 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:

18/04/2024 11:16



4 - 2

Property Type: House (Previously Occupied - Detached)

Land Size: 1069 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$440,000 - \$465,000

Median House Price

18/04/2023 - 17/04/2024: \$522,500

Comparable Properties



108 Lylia Av MOUNT CLEAR 3350 (REI)

[Agent Comments](#)

3 1 2

Price: \$495,000

Method: Private Sale

Date: 13/03/2024

Property Type: House

Land Size: 767 sqm approx



17 Highfield Av MOUNT CLEAR 3350 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$470,000

Method: Private Sale

Date: 15/12/2023

Property Type: House

Land Size: 837 sqm approx



7 Regency Dr MOUNT CLEAR 3350 (REI)

[Agent Comments](#)

3 1 1

Price: \$450,000

Method: Private Sale

Date: 23/02/2024

Property Type: House (Res)

Land Size: 656 sqm approx