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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$440,000		&		\$465,000			
Median sale p	rice							
Median price	\$522,500	Pro	operty Type	Hou	se		Suburb	Mount Clear
Period - From	18/04/2023	to	17/04/2024		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	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









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





7 Regency Dr MOUNT CLEAR 3350 (REI)



Agent Comments

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

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propertydata

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