

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 and
postcode

2/114 MANSFIELD AVENUE MOUNT CLEAR VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$325,000

&

\$335,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$352,000

Property type

Unit

Suburb

Mount Clear

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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

2/714 GEELONG ROAD CANADIAN VIC 3350	\$335,000	25-Mar-24
17 TRISTAN DRIVE SEBASTOPOL VIC 3356	\$327,000	08-May-24
5/207 YARROWEE STREET SEBASTOPOL VIC 3356	\$340,500	20-Feb-24

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: 25 June 2024



**2/714 GEELONG ROAD CANADIAN
VIC 3350**

 2  1  1

Sold Price

\$335,000

Sold Date **25-Mar-24**

Distance **1.58km**



**17 TRISTAN DRIVE SEBASTOPOL
VIC 3356**

 2  1  1

Sold Price

^{RS} **\$327,000** ^{UN}

Sold Date **08-May-24**

Distance **2.25km**



**5/207 YARROWEE STREET
SEBASTOPOL VIC 3356**

 2  1  1

Sold Price

\$340,500

Sold Date **20-Feb-24**

Distance **2.05km**

RS = Recent sale

UN = Undisclosed Sale

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