

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

3 Doherty Close, Mount Clear Vic 3350

Indicative selling price

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

Range between \$535,000 & \$565,000

Median sale price

Median price \$545,000 Property Type House Suburb Mount Clear

Period - From 01/10/2023 to 31/12/2023 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	7 Grandison Av MOUNT CLEAR 3350	\$560,000	28/02/2024
2	407 Kline St CANADIAN 3350	\$540,000	19/12/2023
3	11 Maurie Paull Ct MOUNT CLEAR 3350	\$540,000	03/10/2023

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:

25/03/2024 16:30



Property Type:
Agent Comments

Indicative Selling Price
\$535,000 - \$565,000
Median House Price
December quarter 2023: \$545,000

Comparable Properties



7 Grandison Av MOUNT CLEAR 3350 (REI) Agent Comments



Price: \$560,000
Method: Private Sale
Date: 28/02/2024
Property Type: House
Land Size: 697 sqm approx



407 Kline St CANADIAN 3350 (REI/VG) Agent Comments



Price: \$540,000
Method: Private Sale
Date: 19/12/2023
Property Type: House
Land Size: 560 sqm approx



11 Maurie Paull Ct MOUNT CLEAR 3350 (REI/VG) Agent Comments



Price: \$540,000
Method: Private Sale
Date: 03/10/2023
Property Type: House (Res)
Land Size: 603 sqm approx

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