

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

38 Bradby Avenue, Mount Clear Vic 3350

Indicative selling price

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

Single price \$490,000

Median sale price

Median price \$530,000

Property Type House

Suburb Mount Clear

Period - From 01/07/2023

to 30/09/2023

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	308 Lylia Av MOUNT CLEAR 3350	\$530,000	14/08/2023
2	25 Bradby Av MOUNT CLEAR 3350	\$505,000	02/11/2023
3	9 Harley Ct MOUNT CLEAR 3350	\$495,000	18/05/2023

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:

10/01/2024 14:56

38 Bradby Avenue, Mount Clear Vic 3350



Trevor Petrie
03 5333 4322
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Indicative Selling Price
\$490,000

Median House Price
September quarter 2023: \$530,000



3 2 3

Rooms: 7
Property Type: Residence
Land Size: 723 sqm approx
Agent Comments

Comparable Properties



308 Lylia Av MOUNT CLEAR 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$530,000
Method: Private Sale
Date: 14/08/2023
Rooms: 5
Property Type: House (Res)
Land Size: 911 sqm approx



25 Bradby Av MOUNT CLEAR 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$505,000
Method: Private Sale
Date: 02/11/2023
Property Type: House
Land Size: 800 sqm approx



9 Harley Ct MOUNT CLEAR 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$495,000
Method: Private Sale
Date: 18/05/2023
Property Type: House
Land Size: 358 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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