

## 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

7 HALE AVENUE MOUNT CLEAR VIC 3350

### Indicative selling price

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

Single Price

or range  
between

\$350,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$254,500

Property type

Land

Suburb

Mount Clear

Period-from

06/09/2022

to

05/09/2023

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

15 MARBLES CRESCENT BALLARAT EAST VIC 3350	\$310,000	11-Apr-23
13 CASELLI STREET BALLARAT EAST VIC 3350	\$380,000	25-May-23

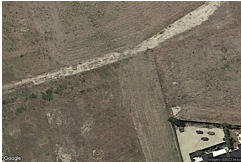
OR

**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: 05 September 2023

**15 MARBLES CRESCENT  
BALLARAT EAST VIC 3350**

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Sold Price **\$310,000** Sold Date **11-Apr-23**Distance **4.8km****13 CASELLI STREET BALLARAT  
EAST VIC 3350**

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Sold Price **\$380,000** Sold Date **25-May-23**Distance **4.92km**

RS = Recent sale

UN = Undisclosed Sale

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