

# 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 9/209 Tinworth Avenue, Mount Clear Vic 3350  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$470,000 & \$490,000

### Median sale price

Median price \$495,000 Property Type House Suburb Mount Clear

Period - From 01/01/2024 to 31/03/2024 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	3/821 Barkly St MOUNT PLEASANT 3350	\$526,000	23/10/2023
2	11/322 Clayton St CANADIAN 3350	\$520,000	08/04/2024
3	13/322 Clayton St CANADIAN 3350	\$505,000	21/02/2024

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:

23/04/2024 13:36



3   2   2

**Rooms:** 6  
**Property Type:** Townhouse  
(Single)  
Agent Comments

**Indicative Selling Price**  
\$470,000 - \$490,000  
**Median House Price**  
March quarter 2024: \$495,000

## Comparable Properties



**3/821 Barkly St MOUNT PLEASANT 3350 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$526,000  
**Method:** Private Sale  
**Date:** 23/10/2023  
**Property Type:** Townhouse (Single)



**11/322 Clayton St CANADIAN 3350 (REI)**

Agent Comments

3   2   2

**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 08/04/2024  
**Property Type:** Townhouse (Single)



**13/322 Clayton St CANADIAN 3350 (REI)**

Agent Comments

4   2   1

**Price:** \$505,000  
**Method:** Private Sale  
**Date:** 21/02/2024  
**Rooms:** 6  
**Property Type:** Townhouse (Res)

Account - Fletchers | P: 03 5333 4797