## 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

1 Dallas Avenue, Mount Clear Vic 3350

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$475,000		&		\$505,000			
Median sale pr	rice							
Median price	\$530,000	Pro	operty Type	Hou	ise		Suburb	Mount Clear
Period - From	01/07/2023	to	30/09/2023		So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	18 Hale Av MOUNT CLEAR 3350	\$500,000	17/08/2023
2	18 Hermitage Av MOUNT CLEAR 3350	\$485,000	07/06/2023
3	417 Tinworth Av MOUNT CLEAR 3350	\$475,000	14/07/2023

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:

08/11/2023 14:22









**Property Type:** House Land Size: 653 sqm approx Agent Comments Indicative Selling Price \$475,000 - \$505,000 Median House Price September quarter 2023: \$530,000

# **Comparable Properties**



18 Hale Av MOUNT CLEAR 3350 (REI/VG)

Price: \$500,000 Method: Private Sale Date: 17/08/2023 Property Type: House Land Size: 648 sqm approx Agent Comments

Agent Comments



(REI/VG)

18 Hermitage Av MOUNT CLEAR 3350

Price: \$485,000 Method: Private Sale Date: 07/06/2023 Property Type: House (Res) Land Size: 659 sqm approx



417 Tinworth Av MOUNT CLEAR 3350 (VG)



CLEAR 3350 (VG) Agent Comments

Price: \$475,000 Method: Sale Date: 14/07/2023 Property Type: House (Res) Land Size: 747 sqm approx

#### Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555





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