

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 consumer.vic.gov.au/underquoting

Range between \$475,000

&

\$505,000

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	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



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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)

Agent Comments

3 2 2

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



18 Hermitage Av MOUNT CLEAR 3350 (REI/VG)

Agent Comments

3 1 3

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)

Agent Comments

3 - -

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