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

15 HIGHFIELD AVENUE MOUNT CLEAR VIC 3350

Indicative selling price

Period-from

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

Single Price	Single Price		\$495,000	&	\$515,000	
Median sale price (*Delete house or unit as app	olicable)					
Median Price	\$500,000	Property type	House	Suburb	Mount Clear	

31 Mar 2022

Source

Comparable property sales (*Delete A or B below as applicable)

01 Apr 2021

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.

to

Address of comparable property	Price	Date of sale
4 REGENT DRIVE CANADIAN VIC 3350	\$490,000	25-Jun-21
409 MAIN ROAD GOLDEN POINT VIC 3350	\$495,000	08-Feb-22
47 EDWARDS STREET SEBASTOPOL VIC 3356	\$495,000	31-Jan-22

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: 07 April 2022



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consumer.vic.gov.au



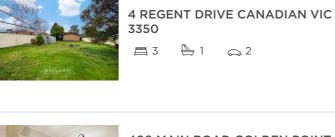
Katie Sexton M 0457267046

E katies@barryplant.com.au

\$490,000 Sold Date 25-Jun-21

Distance

1.24km



409 MA VIC 33		D GOLDEN POINT	Sold Price	\$495,000	Sold Date	08-Feb-22
₿ 3	1 🖳	⇔ 2			Distance	2.89km

Sold Price



47 EDWARD SEBASTOPO		Sold Price		Sold Date	31-Jan-22
E 3 🍋 1	G⊋ 2			Distance	2.42km
10 OWEN CO VIC 3356	OURT SEBASTOPOL	Sold Price	\$480,000	Sold Date	23-Dec-21

昌 3 1 🐣 ్ల 2 Distance 2.54km

P TO PREVENT THE SPREAD OF COVID-19			46 BRADBY AVENUE MOUNT		Sold Price	\$465,000	Sold Data	20-May-21		
Contractions	Radeoy maniferior ***	Арробазионта		VIC 3350			Solu Price	\$405,000	Solu Dale	29-14dy-21
- Only Science advantation (Salas The Spirot) to Statuto Unit and Salas (Salas) - Salasi Ababaranagi multi be manatowed. - The Spirat Columnois magnetic Salasi Angalanti Magnetic Salasi Angalanti Spirath Nyu ao agent alawat Apatholishi Salasi angalanti Apatholishi Angalanti Apatholishi Salasi Angalanti Apatholishi Angalanti Apatholishi Apatholishi Angalanti Apath	In accordance with basis In accordance with basis power of the spread of power with according to the spread power with a motion of the spread of power of power of the spread of power power of power of power of power power p	Cost assured as must mandab wirely near with mark filling are with and head out assured and head out assured and head out assured and provide the second assured to an another assured and head out and and second assured and metiong, and as graded metiong and a graded metion and and metion and meti	₫ 3	الله الله الله	ç, 2				Distance	1.39km



\$482,500 Sold Date 04-Oct-21 **15 EDWARDS STREET** Sold Price **SEBASTOPOL VIC 3356** 酉 3 1 🚔 ్ల 2

Distance 2.33km

RS = Recent sale UN = Undisclosed Sale

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