

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

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

Single Price

or range
between

\$495,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Mount Clear

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

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

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



4 REGENT DRIVE CANADIAN VIC 3350

3 1 2

Sold Price

\$490,000

Sold Date

25-Jun-21

Distance

1.24km



409 MAIN ROAD GOLDEN POINT VIC 3350

3 1 2

Sold Price

\$495,000

Sold Date

08-Feb-22

Distance

2.89km



47 EDWARDS STREET SEBASTOPOL VIC 3356

3 1 2

Sold Price

Sold Date

31-Jan-22

Distance

2.42km



10 OWEN COURT SEBASTOPOL VIC 3356

3 1 2

Sold Price

\$480,000

Sold Date

23-Dec-21

Distance

2.54km



46 BRADBY AVENUE MOUNT CLEAR VIC 3350

3 1 2

Sold Price

\$465,000

Sold Date

29-May-21

Distance

1.39km



15 EDWARDS STREET SEBASTOPOL VIC 3356

3 1 2

Sold Price

\$482,500

Sold Date

04-Oct-21

Distance

2.33km

RS = Recent sale

UN = Undisclosed Sale

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