

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

92 HOCKING 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

\$675,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Mount Clear

Period-from

01 Nov 2023

to

31 Oct 2024

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

42 KIRBY AVENUE CANADIAN VIC 3350	\$670,000	21-Oct-24
30 KIRBY AVENUE CANADIAN VIC 3350	\$695,000	16-Aug-24
9 KIRWAN CLOSE MOUNT CLEAR VIC 3350	\$712,500	21-Oct-24

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.~~

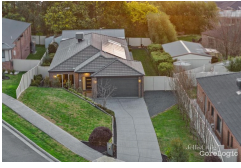
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**42 KIRBY AVENUE CANADIAN VIC
3350**

Sold Price

^{RS} **\$670,000**

Sold Date

21-Oct-24

 4  2  2

Distance

0.28km



**30 KIRBY AVENUE CANADIAN VIC
3350**

Sold Price

\$695,000

Sold Date

16-Aug-24

 4  2  -

Distance

0.37km



**9 KIRWAN CLOSE MOUNT CLEAR
VIC 3350**

Sold Price

^{RS} **\$712,500**

Sold Date

21-Oct-24

 4  2  2

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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