

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

12/146 Mansfield Avenue, Mount Clear 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$\*

or range between

\$310,000

&

\$330,000

### Median sale price

Median price

\$275,000

\*House

\*Unit

X

Suburb  
or locality

Mount Clear

Period - From

Sept 2018

to

Dec 2018

Source

REIV

### Comparable property sales

**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
2/146 Mansfield Avenue, Mount Clear 3350	\$335,000	10/12/2018
14/146 Mansfield Avenue, Mount Clear 3350	\$330,000	14/03/2018
1/24 Olympic Avenue, Mount Clear 3350	\$329,000	01/11/2018