

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

1/104 WHITEHORSE ROAD 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

\$389,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$496,500

Property type

House

Suburb

Mount Clear

Period-from

01 Nov 2022

to

31 Oct 2023

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

108 EDWARDS STREET SEBASTOPOL VIC 3356	\$389,000	11-Jan-23
22 YARRA PARK DRIVE SEBASTOPOL VIC 3356	\$410,000	02-May-23
118 MORGAN STREET SEBASTOPOL VIC 3356	\$410,000	17-Feb-23

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 November 2023



**108 EDWARDS STREET
SEBASTOPOL VIC 3356**

 3  1  1

Sold Price

\$389,000

Sold Date

11-Jan-23

Distance

2.76km



**22 YARRA PARK DRIVE
SEBASTOPOL VIC 3356**

 3  1  1

Sold Price

\$410,000

Sold Date

02-May-23

Distance

3.67km



**118 MORGAN STREET
SEBASTOPOL VIC 3356**

 3  1  1

Sold Price

Sold Date

17-Feb-23

Distance

2.45km

RS = Recent sale

UN = Undisclosed Sale

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