

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

3 LUCIA CRESCENT 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

\$499,999

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

House

Suburb

Mount Clear

Period-from

01 Sep 2023

to

31 Aug 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

2/5 PENFOLD CLOSE CANADIAN VIC 3350	\$505,000	25-Mar-24
9 KIRBY AVENUE CANADIAN VIC 3350	\$475,000	20-May-24
16 FAIRY WREN CIRCUIT MOUNT CLEAR VIC 3350	\$470,000	06-Jun-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.~~

This Statement of Information was prepared on: 17 September 2024



2/5 PENFOLD CLOSE CANADIAN VIC 3350

Sold Price

\$505,000

Sold Date

25-Mar-24

2

2

2

Distance

1.46km



9 KIRBY AVENUE CANADIAN VIC 3350

Sold Price

\$475,000

Sold Date

20-May-24

3

2

2

Distance

1.7km



16 FAIRY WREN CIRCUIT MOUNT CLEAR VIC 3350

Sold Price

^{RS} **\$470,000**

Sold Date

06-Jun-24

3

2

2

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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