

# STATEMENT OF INFORMATION

3 SAMANN COURT, MOUNT CLEAR, VIC 3350

PREPARED BY NATHAN BAKER, BALLARAT PROPERTY GROUP

## STATEMENT OF INFORMATION



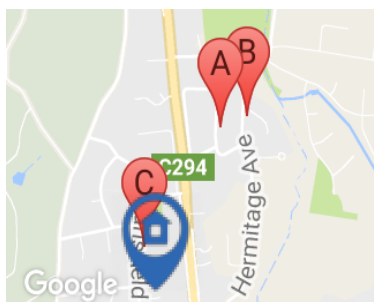
**3 SAMANN COURT, MOUNT CLEAR, VIC**

3 1 1

Indicative Selling Price

Provided by: Nathan Baker, Ballarat Property Group

## SUBURB MEDIAN



**MOUNT CLEAR, VIC, 3350**

Suburb Median Sale Price (House)

**\$346,000**

6 Months ending Mar '17

Provided by: pricefinder

## COMPARABLE PROPERTIES



**17 SEMILLON GR, MOUNT CLEAR, VIC 3350**

3 1 1

Sale Price

**\$280,000**

Sale Date: 16/11/2016

Distance from Property: 543m



**5 HERMITAGE AVE, MOUNT CLEAR, VIC 3350**

3 2 2

Sale Price

**\$287,500**

Sale Date: 08/12/2016

Distance from Property: 612m



**109 MANSFIELD AVE, MOUNT CLEAR, VIC**

3 1 2

Sale Price

**\$300,000**

Sale Date: 23/11/2016

Distance from Property: 143m



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