

111 Lylia Avenue, Mount Clear Vic 3350



Scott Petrie

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Indicative Selling Price

\$400,000 - \$420,000

Median House Price

26/09/2022 - 25/09/2023: \$508,500



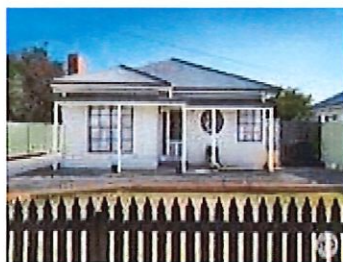
Rooms: 4

Property Type: Residence

Land Size: 1107 sqm approx

Agent Comments

Comparable Properties



37 Morgan St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 22/03/2023

Property Type: House

Land Size: 724 sqm approx



33 Orion St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 21/10/2022

Property Type: House (Res)

Land Size: 519 sqm approx



11 Ophir St SEBASTOPOL 3356 (REI/VG)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 23/12/2022

Property Type: House (Res)

Land Size: 585 sqm approx

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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 or
locality and postcode

111 Lylia Avenue, Mount Clear Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000 & \$420,000

Median sale price

Median price \$508,500 Property Type House Suburb Mount Clear

Period - From 26/09/2022 to 25/09/2023 Source REIV

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
1 37 Morgan St SEBASTOPOL 3356	\$430,000	22/03/2023
2 33 Orion St SEBASTOPOL 3356	\$415,000	21/10/2022
3 11 Ophir St SEBASTOPOL 3356	\$410,000	23/12/2022

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: 26/09/2023 10:01