

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

79 Hocking Avenue, Mount Clear Vic 3350

Indicative selling price

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

Single price \$460,000

Median sale price

Median price \$415,000

Property Type House

Suburb Mount Clear

Period - From 30/10/2019

to 29/10/2020

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	33 Kirby Av CANADIAN 3350	\$460,000	14/09/2020
2	10 Belmar Cr CANADIAN 3350	\$450,000	27/05/2020
3	104 Canadian Lakes Blvd CANADIAN 3350	\$450,000	28/05/2020

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:

30/10/2020 14:38



Property Type: Land

Land Size: 496 sqm approx

Agent Comments

Comparable Properties



33 Kirby Av CANADIAN 3350 (REI)

Agent Comments



Price: \$460,000

Method: Private Sale

Date: 14/09/2020

Rooms: 6

Property Type: House (Res)



10 Belmar Cr CANADIAN 3350 (VG)

Agent Comments



Price: \$450,000

Method: Sale

Date: 27/05/2020

Property Type: House (Res)

Land Size: 512 sqm approx



104 Canadian Lakes Blvd CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 28/05/2020

Property Type: House (Res)

Land Size: 578 sqm approx