

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

54 Cartledge Avenue, Mount Clear Vic 3350

Indicative selling price

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

Range between \$550,000

&

\$580,000

Median sale price

Median price \$517,500

Property Type House

Suburb Mount Clear

Period - From 01/07/2021

to

30/06/2022

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	109 Mansfield Av MOUNT CLEAR 3350	\$581,000	23/02/2022
2	13 Landale Av MOUNT CLEAR 3350	\$567,000	17/08/2022
3	26 Landale Av MOUNT CLEAR 3350	\$566,000	30/12/2021

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:

20/09/2022 09:47



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Rooms: 5
Property Type: House (Res)
Land Size: 523 sqm approx
Agent Comments

Indicative Selling Price

\$550,000 - \$580,000

Median House Price

Year ending June 2022: \$517,500

Comparable Properties



109 Mansfield Av MOUNT CLEAR 3350 (REI/VG)

Agent Comments

3 1 4

Price: \$581,000
Method: Private Sale
Date: 23/02/2022
Property Type: House (Res)
Land Size: 731 sqm approx



13 Landale Av MOUNT CLEAR 3350 (REI)

Agent Comments

3 2 2

Price: \$567,000
Method: Private Sale
Date: 17/08/2022
Property Type: House
Land Size: 800 sqm approx



26 Landale Av MOUNT CLEAR 3350 (VG)

Agent Comments

3 - -

Price: \$566,000
Method: Sale
Date: 30/12/2021
Property Type: House (Res)
Land Size: 793 sqm approx