

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

25 Landale Avenue, Mount Clear Vic 3350

Indicative selling price

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

Range between

\$410,000

&

\$450,000

Median sale price

Median price

\$412,900

Property Type

House

Suburb

Mount Clear

Period - From

25/11/2019

to

24/11/2020

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	3 Landale Av MOUNT CLEAR 3350	\$440,000	27/08/2020
2	317 Tinworth Av MOUNT CLEAR 3350	\$430,000	11/03/2020
3	21 Marina Dr MOUNT CLEAR 3350	\$430,000	15/11/2019

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:

25/11/2020 13:55

Francesca Nicol

03 5331 3911

0412 276 899

fnicol@bigginScott.com.au

Indicative Selling Price

\$410,000 - \$450,000

Median House Price

25/11/2019 - 24/11/2020: \$412,900



Property Type: House (Previously Occupied - Detached)

Land Size: 954 sqm approx

Agent Comments

Comparable Properties



3 Landale Av MOUNT CLEAR 3350 (REI)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 27/08/2020

Rooms: 8

Property Type: House (Res)

Land Size: 720 sqm approx



317 Tinworth Av MOUNT CLEAR 3350 (REI/VG) Agent Comments



Price: \$430,000

Method: Private Sale

Date: 11/03/2020

Property Type: House

Land Size: 668 sqm approx



21 Marina Dr MOUNT CLEAR 3350 (REI/VG)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 15/11/2019

Property Type: House

Land Size: 877 sqm approx