

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

1012-1014 Geelong Road, Mount Clear Vic 3350

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$510,000 Property Type House Suburb Mount Clear

Period - From 01/04/2023 to 31/03/2024 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	305 Bradshaw St GOLDEN POINT 3350	\$865,000	20/12/2022
2	404 Kline St CANADIAN 3350	\$855,000	26/07/2023
3	404-408 Kline St CANADIAN 3350	\$855,000	06/09/2023

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:

30/04/2024 10:38



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Property Type: House
Land Size: 5902 sqm approx
Agent Comments

Indicative Selling Price
\$820,000 - \$900,000
Median House Price
Year ending March 2024: \$510,000

Comparable Properties



305 Bradshaw St GOLDEN POINT 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$865,000
Method: Private Sale
Date: 20/12/2022
Property Type: House
Land Size: 2275 sqm approx

404 Kline St CANADIAN 3350 (VG)

Agent Comments

4 - -

Price: \$855,000
Method: Sale
Date: 26/07/2023
Property Type: House (Res)
Land Size: 2129 sqm approx



404-408 Kline St CANADIAN 3350 (REI)

Agent Comments

4 2 12

Price: \$855,000
Method: Private Sale
Date: 06/09/2023
Property Type: House
Land Size: 2144 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300