

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4/13 Tinworth Avenue, Mount Clear Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$369,000

&

\$379,000

### Median sale price

Median price \$275,000

Property Type Unit

Suburb Mount Clear

Period - From 10/02/2019

to

09/02/2020

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	19 Lucia Cr MOUNT CLEAR 3350	\$415,000	15/01/2020
2	37 Lucia Cr MOUNT CLEAR 3350	\$400,000	11/10/2019
3	1/209 Tinworth Av MOUNT CLEAR 3350	\$399,000	01/02/2020

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

10/02/2020 16:33

4/13 Tinworth Avenue, Mount Clear Vic 3350



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**Indicative Selling Price**

\$369,000 - \$379,000

**Median Unit Price**

10/02/2019 - 09/02/2020: \$275,000



3   2   2

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**19 Lucia Cr MOUNT CLEAR 3350 (REI)**

Agent Comments

4   2   4

**Price:** \$415,000

**Method:** Private Sale

**Date:** 15/01/2020

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 264 sqm approx



**37 Lucia Cr MOUNT CLEAR 3350 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$400,000

**Method:** Sale by Tender

**Date:** 11/10/2019

**Property Type:** House

**Land Size:** 304 sqm approx

**1/209 Tinworth Av MOUNT CLEAR 3350 (REI)**

Agent Comments

3   2   2

**Price:** \$399,000

**Method:** Private Sale

**Date:** 01/02/2020

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Account** - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.