

STATEMENT OF INFORMATION

33 MARINA DRIVE, MOUNT CLEAR, VIC 3350

PREPARED BY SHANE BRENNAN, RED CIRCLE REAL ESTATE BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



33 MARINA DRIVE, MOUNT CLEAR, VIC

 4  2  2

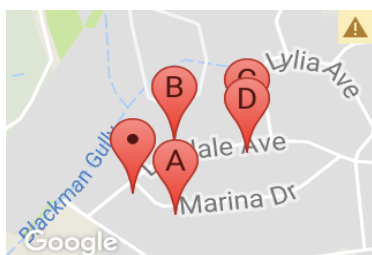
Indicative Selling Price

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

Single Price: **\$339,000**

Provided by: Shane Brennan, Red Circle Real Estate Ballarat

MEDIAN SALE PRICE



MOUNT CLEAR, VIC, 3350

Suburb Median Sale Price (House)

\$340,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



25 MARINA DR, MOUNT CLEAR, VIC 3350

 3  2  2

Sale Price

\$370,000

Sale Date: 12/07/2017

Distance from Property: 78m



26 LANDALE AVE, MOUNT CLEAR, VIC

 3  2  2

Sale Price

\$352,500

Sale Date: 29/04/2017

Distance from Property: 115m



14 LANDALE AVE, MOUNT CLEAR, VIC

 3  2  2

Sale Price

\$375,000

Sale Date: 08/03/2017

Distance from Property: 215m



This report has been compiled on 23/05/2018 by Red Circle Real Estate Ballarat. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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11 LANDALE AVE, MOUNT CLEAR, VIC

 3  2  1

Sale Price

\$354,000

Sale Date: 22/11/2016

Distance from Property: 201m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

33 MARINA DRIVE, MOUNT CLEAR, VIC 3350

Indicative selling price

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

Single Price:

\$339,000

Median sale price

Median price

\$340,000

House

X

Unit

Suburb

MOUNT CLEAR

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
25 MARINA DR, MOUNT CLEAR, VIC 3350	\$370,000	12/07/2017
26 LANDALE AVE, MOUNT CLEAR, VIC 3350	\$352,500	29/04/2017
14 LANDALE AVE, MOUNT CLEAR, VIC 3350	\$375,000	08/03/2017
11 LANDALE AVE, MOUNT CLEAR, VIC 3350	\$354,000	22/11/2016