

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

42-44 Landale Avenue, Mount Clear Vic 3350

Indicative selling price

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

Range between \$860,000

&

\$890,000

Median sale price

Median price \$334,000

House

X

Unit

Suburb or locality

Mount Clear

Period - From 01/04/2017

to

31/03/2018

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 eighteen 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		
2		
3		

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 eighteen months.~~

42-44 Landale Avenue, Mount Clear Vic 3350

hockingstuart

Rebecca Stepnell

5329 2500

0423 050 864

rstepnell@hockingstuart.com.au

Indicative Selling Price

\$860,000 - \$890,000

Median House Price

Year ending March 2018: \$334,000



 4  3  4

Rooms:

Property Type: House (Res)

Land Size: 2257 sqm approx

Agent Comments

Ideally situated on approx. 2250m², in a private, quiet setting just 7km from the centre of Ballarat, and 5km from Buninyong, this unique lifestyle property is a picturesque haven. The entertainers kitchen is a central show piece and is wonderfully equipped with quality appliances and genuine marble benchtops and splashbacks. With spotted gum flooring throughout and a neutral colour palette offset by lovely garden views, this wonderful home is further enhanced by gas central heating, reverse cycle air conditioner, feature gas log heater, wood fire, and ducted vacuum system. Cateri

Comparable Properties

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