

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

12 Hocking Avenue, Mount Clear Vic 3350

Indicative selling price

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

Range between

\$275,000

&

\$295,000

Median sale price

Median price

\$368,750

House

X

Unit

Suburb or locality

Mount Clear

Period - From

01/01/2018

to

31/12/2018

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.



2 1 2

Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 663 sqm approx

Agent Comments

Situated on a large allotment of approx. 650m². This home is minutes from Federation University, Midvale Shopping Complex and Ballarat Technology Park. It is also walking distance from local Kindergarten, Primary and Secondary Schools. With three bedrooms, two with built in robes, family bathroom and laundry the kitchen is complete with dishwasher and electric oven. Three large living rooms including rumpus, lounge and dining, are great spaces for a growing family complete with a gas heater. The property includes a single lock up garage, separate carport, under cover patio area.

Comparable Properties

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.