

# 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 9/209 Tinworth Avenue, Mount Clear Vic 3350  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$449,000 & \$469,000

### Median sale price

Median price \$364,000 Property Type Unit Suburb Mount Clear

Period - From 17/10/2023 to 16/10/2024 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	16 Fairy Wren Cirt MOUNT CLEAR 3350	\$470,000	06/06/2024
2	1/9 Horwood Dr CANADIAN 3350	\$445,000	17/05/2024
3	8/912 Geelong Rd CANADIAN 3350	\$470,000	27/09/2023

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: 17/10/2024 16:07



3   2   2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$449,000 - \$469,000

**Median Unit Price**

17/10/2023 - 16/10/2024: \$364,000

## Comparable Properties



**16 Fairy Wren Cirt MOUNT CLEAR 3350 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$470,000

**Method:** Private Sale

**Date:** 06/06/2024

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 357 sqm approx



**1/9 Horwood Dr CANADIAN 3350 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$445,000

**Method:** Private Sale

**Date:** 17/05/2024

**Property Type:** Townhouse (Res)



**8/912 Geelong Rd CANADIAN 3350 (REI/VG)**

Agent Comments

3   2   1

**Price:** \$470,000

**Method:** Private Sale

**Date:** 27/09/2023

**Property Type:** Townhouse (Single)

**Land Size:** 525 sqm approx

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