

## 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

Lot 1/25 Hermitage 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)

Single price \$170,000

**Median sale price**

Median price \$362,500

House

X

Unit

Suburb or locality

Mount Clear

Period - From 01/10/2017

to

30/09/2018

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	40 Horwood Dr MOUNT CLEAR 3350	\$185,000	17/08/2018
2	5 Lyric Ct CANADIAN 3350	\$180,000	06/06/2018
3	14 Lyric Ct CANADIAN 3350	\$167,500	12/12/2017

**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.



**Rooms:**

**Property Type:**

Agent Comments

Creating the perfect country-like sanctuary with the benefits of city living, nestled in a quiet pocket of Mt Clear, close to the Canadian State Forest and backing onto Yarrowee Creek Trail, this boutique land development is a nature lover's dream. Tree change your lifestyle, this subdivision is limited to only 7 lots with block sizes ranging from 642-1207m<sup>2</sup> (approx.) and is located within close proximity to schools, shops, public transport, Fed Uni, Ballarat Technology Park and only a short distance to the CBD.

## Comparable Properties



**40 Horwood Dr MOUNT CLEAR 3350 (REI/VG)** Agent Comments



**Price:** \$185,000

**Method:** Private Sale

**Date:** 17/08/2018

**Rooms:** -

**Property Type:** Land

**Land Size:** 840 sqm approx

**5 Lyric Ct CANADIAN 3350 (VG)**

Agent Comments



**Price:** \$180,000

**Method:** Sale

**Date:** 06/06/2018

**Rooms:** -

**Property Type:** Land

**Land Size:** 608 sqm approx

**14 Lyric Ct CANADIAN 3350 (VG)**

Agent Comments



**Price:** \$167,500

**Method:** Sale

**Date:** 12/12/2017

**Rooms:** -

**Property Type:** Land

**Land Size:** 755 sqm approx