

Tim Valpied 5329 2500 0418 504 169 tvalpied@hockingstuart.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address	Lot 1/25 Hermitage Avenue, Mount Clear Vic 3350
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$170,000

Median sale price

Median price	\$362,500	Hou	ise 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.

Add	dress 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.

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> **Indicative Selling Price** \$170,000 **Median House Price**

Year ending September 2018: \$362,500



Agent Comments





Creating the perfect country-like sanctuary with the benefits of city living, nestled in a quite 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 642-1207m2 (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

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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)

Price: \$180,000 Method: Sale Date: 06/06/2018

Rooms: -

Property Type: Land Land Size: 608 sqm approx

14 Lyric Ct CANADIAN 3350 (VG)

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Price: \$167,500 Method: Sale Date: 12/12/2017 Rooms: -

Property Type: Land Land Size: 755 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken

in the preparation of the information, we stress that particulars herein are for information only and do

not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

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