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 and postcode

8 Pindari Drive Mount Clear VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$560,000	&	\$580,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$480,000	Prope	erty type House		Suburb	Mount Clear
Period-from	01 Feb 2021	to	31 Jan 2022 Source			Corelogic

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		
26 Landale Avenue Mount Clear VIC 3350	\$566,000	24-Jan-22		
2 Bradby Avenue Mount Clear VIC 3350	\$580,000	29-Oct-21		
12 Mansfield Avenue Mount Clear VIC 3350	\$562,500	24-Nov-21		

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: 02 February 2022



consumer.vic.gov.au

McGrath

Alysha Croxford M 03 5332 9226

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Health and Wellbeing at Property Inspections & Auctions Health and wellbeing at the second state of the	26 Landale Avenue Mount Clear VIC 3350	Sold Price	^{RS} \$566,000	Sold Date	24-Jan-22
Image: Instant and a set of the				Distance	0.23km
buxton					
WE CAN'T WAIT TO HELP FIND YOUR NEXT HOME.	2 Bradby Avenue Mount Clear VIC 3350	Sold Price	\$580,000	Sold Date	29-Oct-21
Transfordiardo 200 Okočen var spanad transforment na postava p	📇 3 🏝 2 👝 2			Distance	0.63km
	12 Mansfield Avenue Mount Clear	Sold Price	\$562,500	Sold Date	24-Nov-2 ⁻



12 Man VIC 33		venue Mount Clear	Sold Price	\$562,500	Sold Date	24-Nov-21
🖴 5	2	⇔ 4			Distance	1.48km

RS = Recent sale UN = Undisclosed Sale

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