

## 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](http://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

Property 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


[illegible]




12 Mansfield Avenue Mount Clear VIC 3350



5



2



4

Sold Price

\$562,500

Sold Date

24-Nov-21

Distance

1.48km

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

© Copyright 2022 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic). All rights reserved.