

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 7 Pages Court, MOUNT CLEAR 3350

### Indicative selling price

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

**Range \$435,000 - \$455,000**

### Median sale price

Median **House** for **MOUNT CLEAR** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

**\$365,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**2 Rosewood Court,**  
Mount Helen 3350

**Price \$353,000** Sold 19  
September 2018

**29 Heales Street,**  
Mount Pleasant 3350

**Price \$436,000** Sold 24 May  
2018

**19 Rodney Avenue,**  
Canadian 3350

**Price \$355,000** Sold 26 April  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



4 beds



2 baths



2 parking

#### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

#### Contact agents



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