

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

55 Hocking Avenue, Mount Clear Vic 3350

Indicative selling price

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

Range between

\$820,000

&

\$850,000

Median sale price

Median price

\$490,000

Property Type

House

Suburb

Mount Clear

Period - From

01/07/2021

to

30/09/2021

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 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
1	610 Rodier St CANADIAN 3350	\$1,050,000	26/10/2021
2	40 Horwood Dr MOUNT CLEAR 3350	\$840,000	03/09/2021
3	9 Doherty CI MOUNT CLEAR 3350	\$800,000	06/08/2021

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:

30/11/2021 22:01



Property Type: Land

Land Size: 643 sqm approx

Agent Comments

Comparable Properties



610 Rodier St CANADIAN 3350 (REI)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 26/10/2021

Property Type: House (Res)

Land Size: 2000 sqm approx



40 Horwood Dr MOUNT CLEAR 3350 (REI/VG)

Agent Comments



Price: \$840,000

Method: Private Sale

Date: 03/09/2021

Property Type: House

Land Size: 840 sqm approx

9 Doherty Ct MOUNT CLEAR 3350 (VG)

Agent Comments



Price: \$800,000

Method: Sale

Date: 06/08/2021

Property Type: House (Res)

Land Size: 765 sqm approx