Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 55 Hocking Avenue, Mount Clear Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$820,000		&		\$850,000			
Median sale p	rice							
Median price	\$490,000	Pro	operty Type	Hou	ISE		Suburb	Mount Clear
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ado	dress 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



55 Hocking Avenue, Mount Clear Vic 3350







Property Type: Land **Land Size:** 643 sqm approx Agent Comments Lisa Eden-Horvat 5331 4544 0400 533 667 Ihorvat@buxton.com.au

Indicative Selling Price \$820,000 - \$850,000 Median House Price September quarter 2021: \$490,000





610 Rodier St CANADIAN 3350 (REI)



Price: \$1,050,000 Method: Private Sale Date: 26/10/2021 Property Type: House (Res) Land Size: 2000 sqm approx Agent Comments



Price: \$840,000 Method: Private Sale Date: 03/09/2021 Property Type: House Land Size: 840 sqm approx

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9 Doherty CI MOUNT CLEAR 3350 (VG)

40 Horwood Dr MOUNT CLEAR 3350 (REI/VG) Agent Comments

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Agent Comments



Price: \$800,000 Method: Sale Date: 06/08/2021 Property Type: House (Res) Land Size: 765 sgm approx

Account - Buxton Ballarat | P: 03 5331 4544



propertydata

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