

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode 7a Greenhaven Court, 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)

Range between \$170,000 & \$180,000

#### Median sale price

Median price \$380,000 House X Unit Suburb Mount Clear

Period - From 01/04/2018 to 31/03/2019 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	Lot 4/25 Hermitage Av MOUNT CLEAR 3350	\$175,000	18/01/2019
2	30a Horwood Dr MOUNT CLEAR 3350	\$165,000	20/11/2018
3	Lot 1/25 Hermitage Av MOUNT CLEAR 3350	\$165,000	21/01/2019

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Dylan Thomson

5329 2500

0438 490 773

dthomson@hockingstuart.com.au

**Indicative Selling Price**

\$170,000 - \$180,000

**Median House Price**

Year ending March 2019: \$380,000

**Rooms:****Property Type:** Land**Land Size:** 506 sqm approx

Agent Comments

Located in this sought-after location & surrounded by quality-built homes, this rare parcel of land is approx. 506m<sup>2</sup>, and is the last remaining block in this exclusive court. With the rear of the property facing North to capture the beautiful afternoon sun you will be able to create "light and bright" spaces throughout your new dream home, with a street frontage of approx. 19.2m this allows plenty of space to design a home that works perfectly for you. With titles already issued, this is a rare example of titled land in Ballarat.

## Comparable Properties

**Lot 4/25 Hermitage Av MOUNT CLEAR 3350 (REI)**

Agent Comments

**Price:** \$175,000**Method:** Private Sale**Date:** 18/01/2019**Rooms:** -**Property Type:** Land**Land Size:** 663 sqm approx**30a Horwood Dr MOUNT CLEAR 3350 (VG)**

Agent Comments

**Price:** \$165,000**Method:** Sale**Date:** 20/11/2018**Rooms:** -**Property Type:** Land**Lot 1/25 Hermitage Av MOUNT CLEAR 3350 (REI)**

Agent Comments

**Price:** \$165,000**Method:** Private Sale**Date:** 21/01/2019**Rooms:** -**Property Type:** Land**Land Size:** 642 sqm approx