

## 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

1/15 HERMITAGE AVENUE 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

\$295,000

&

\$320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$352,000

Property type

Unit

Suburb

Mount Clear

Period-from

01 Aug 2023

to

31 Jul 2024

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

15/316 LAL LAL STREET CANADIAN VIC 3350	\$312,000	14-Dec-23
6/418 JOSEPH STREET CANADIAN VIC 3350	\$300,000	01-Feb-24
1/17 LEWIS COURT SEBASTOPOL VIC 3356	\$305,000	15-May-24

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.~~

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**15/316 LAL LAL STREET  
CANADIAN VIC 3350**

2 1 1

Sold Price **\$312,000** Sold Date **14-Dec-23**

Distance **1.6km**



**6/418 JOSEPH STREET CANADIAN  
VIC 3350**

2 1 1

Sold Price **\$300,000** Sold Date **01-Feb-24**

Distance **1.67km**



**1/17 LEWIS COURT SEBASTOPOL  
VIC 3356**

2 1 1

Sold Price **\$305,000** Sold Date **15-May-24**

Distance **2.43km**

RS = Recent sale      UN = Undisclosed Sale

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