

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

8 MARINA DRIVE MOUNT CLEAR VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$635,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Mount Clear

Period-from

01 Jun 2021

to

31 May 2022

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
9 MARINA DRIVE MOUNT CLEAR VIC 3350	\$615,000	29-Mar-22
212 LYLIA AVENUE MOUNT CLEAR VIC 3350	\$615,000	17-May-22
11 HENRY AVENUE MOUNT CLEAR VIC 3350	\$645,000	15-Dec-21

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: 09 June 2022



**9 MARINA DRIVE MOUNT CLEAR
VIC 3350**

3 1 4

Sold Price

\$615,000 Sold Date **29-Mar-22**

Distance **0.08km**



**212 LYLIA AVENUE MOUNT CLEAR
VIC 3350**

3 2 2

Sold Price

^{RS} **\$615,000** Sold Date **17-May-22**

Distance **0.17km**



**11 HENRY AVENUE MOUNT CLEAR
VIC 3350**

3 2 2

Sold Price

\$645,000 Sold Date **15-Dec-21**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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