

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

103 Hermitage Avenue 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

or range
between

\$570,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,500

Property type

House

Suburb

Mount Clear

Period-from

01 Jun 2019

to

31 May 2020

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

10 Pages Court Mount Clear VIC 3350	\$565,000	23-Feb-19
29 Tinworth Avenue Mount Clear VIC 3350	\$570,000	01-Feb-19
2 Valley Drive Canadian VIC 3350	\$570,000	12-Feb-20

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: 17 June 2020

McGrath

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10 Pages Court Mount Clear VIC 3350

5 2 2

Sold Price **\$565,000** Sold Date **23-Feb-19**

Distance **0.28km**



29 Tinworth Avenue Mount Clear VIC 3350

5 2 2

Sold Price **\$570,000** Sold Date **01-Feb-19**

Distance **0.78km**



2 Valley Drive Canadian VIC 3350

4 2 2

Sold Price Sold Date **12-Feb-20**

Distance **0.87km**

RS = Recent sale UN = Undisclosed Sale

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