

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 or
locality and postcode

Lot 4/25 Hermitage Avenue, Mount Clear Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$175,000

Median sale price

Median price \$362,500

House

X

Unit

Suburb or locality

Mount Clear

Period - From 01/10/2017

to

30/09/2018

Source

REIV

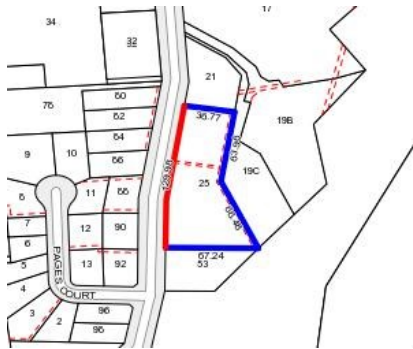
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	40 Horwood Dr MOUNT CLEAR 3350	\$185,000	17/08/2018
2	5 Lyric Ct CANADIAN 3350	\$180,000	06/06/2018
3	14 Lyric Ct CANADIAN 3350	\$167,500	12/12/2017

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 eighteen months.



Rooms:

Property Type:

Agent Comments

Creating the perfect country-like sanctuary with the benefits of city living, nestled in a quiet pocket of Mt Clear, close to the Canadian State Forest and backing onto Yarrowee Creek Trail, this boutique land development is a nature lover's dream. Tree change your lifestyle, this subdivision is limited to only 7 lots with block sizes ranging from 642-1207m² (approx.) and is located within close proximity to schools, shops, public transport, Fed Uni, Ballarat Technology Park and only a short distance to the CBD.

Comparable Properties



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



Price: \$185,000

Method: Private Sale

Date: 17/08/2018

Rooms: -

Property Type: Land

Land Size: 840 sqm approx

5 Lyric Ct CANADIAN 3350 (VG)

Agent Comments



Price: \$180,000

Method: Sale

Date: 06/06/2018

Rooms: -

Property Type: Land

Land Size: 608 sqm approx

14 Lyric Ct CANADIAN 3350 (VG)

Agent Comments



Price: \$167,500

Method: Sale

Date: 12/12/2017

Rooms: -

Property Type: Land

Land Size: 755 sqm approx