

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

212 Lylia 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

\$595,000

&

\$630,000

Median sale price

Median price

\$500,000

Property type

House

Suburb

Mount Clear

Period - From

01-02-2021

to

31-01-2022

Source

Corelogic

Comparable property sales

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
24 Canadian Crescent Canadian VIC 3350	\$662,000	09-08-2021
2 Park Lane Mount Helen VIC 3350	\$650,000	14-01-2022
31 Marina Drive Mount Clear VIC 3350	\$690,000	25-06-2021

This Statement of Information was prepared on: 27/04/2022