

STATEMENT OF INFORMATION

409 TINWORTH AVENUE, MOUNT CLEAR, VIC 3350

PREPARED BY PENNY SHIELDS, PRDNATIONWIDE BALLARAT



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



409 TINWORTH AVENUE, MOUNT CLEAR,  4  2  2

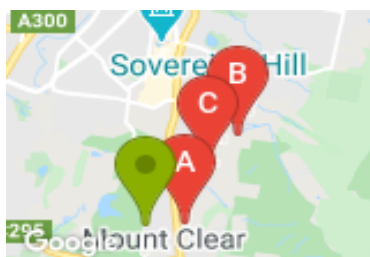
Indicative Selling Price

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

Price Range: 495,000 to 525,000

Provided by: Penny Shields, PRDnationwide Ballarat

MEDIAN SALE PRICE



MOUNT CLEAR, VIC, 3350

Suburb Median Sale Price (House)

\$413,950

01 January 2020 to 31 December 2020

Provided by: 

COMPARABLE PROPERTIES

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.



3 PAGES CRT, MOUNT CLEAR, VIC 3350

 4  2  2

Sale Price

***\$540,000**

Sale Date: 25/01/2021

Distance from Property: 512m



168 CANADIAN LAKES BVD, CANADIAN, VIC

 4  2  2

Sale Price

\$500,000

Sale Date: 13/08/2020

Distance from Property: 1.8km



24 CANADIAN CRES, CANADIAN, VIC 3350

 4  2  2

Sale Price

\$545,000

Sale Date: 22/06/2020

Distance from Property: 1.2km



This report has been compiled on 10/03/2021 by PRDnationwide Ballarat. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

409 TINWORTH AVENUE, MOUNT CLEAR, VIC 3350

Indicative selling price

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

Price Range:

495,000 to 525,000

Median sale price

Median price

\$413,950

Property type

House

Suburb

MOUNT CLEAR

Period

01 January 2020 to 31 December 2020

Source

pricfinder

Comparable property sales

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

3 PAGES CRT, MOUNT CLEAR, VIC 3350	*\$540,000	25/01/2021
168 CANADIAN LAKES BVD, CANADIAN, VIC 3350	\$500,000	13/08/2020
24 CANADIAN CRES, CANADIAN, VIC 3350	\$545,000	22/06/2020

This Statement of Information was prepared on:

10/03/2021