

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

11/146 MANSFIELD 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

\$429,000

&

\$449,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$352,000

Property type

Unit

Suburb

Mount Clear

Period-from

01 Aug 2023

to

31 Jul 2024

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

2/2 FINLEY COURT MOUNT CLEAR VIC 3350	\$425,000	10-Jul-24
8/115A MANSFIELD AVENUE MOUNT CLEAR VIC 3350	\$445,000	06-Feb-24
2/102A LYLIA AVENUE MOUNT CLEAR VIC 3350	\$445,000	25-Sep-23

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: 14 August 2024

McGrath

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**2/2 FINLEY COURT MOUNT CLEAR
VIC 3350**

 3  1  1

Sold Price

^{RS} **\$425,000**

Sold Date

10-Jul-24

Distance

0.25km



**8/115A MANSFIELD AVENUE
MOUNT CLEAR VIC 3350**

 2  1  2

Sold Price

\$445,000

Sold Date

06-Feb-24

Distance

0.29km



**2/102A LYLIA AVENUE MOUNT
CLEAR VIC 3350**

 3  2  2

Sold Price

Sold Date

25-Sep-23

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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