



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**3 Bradby Avenue,  
MOUNT CLEAR 3350**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$310,000 - \$330,000**

### Median sale price

Median **House** for **MOUNT CLEAR** for period **Oct 2019 - Sep 2019**

Sourced from **Corelogic**.

**\$380,000**

### 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 the most comparable to the property for sale.

**3 Samann Court,**  
Mount Clear 3350

Price **\$342,000** Sold 23  
October 2019

**2 Samann Court,**  
Mount Clear 3350

Price **\$330,000** Sold 01  
November 2018

**5 Muller Court,**  
Mount Clear 3350

Price **\$335,000** Sold 25  
February 2019

This Statement of Information was prepared on 28th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Corelogic.

#### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

#### Contact agents



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