

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7/115a Mansfield Avenue, Mount Clear Vic 3350

Indicative selling price

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

Range between \$400,000

&

\$410,000

Median sale price

Median price \$363,750

Property Type Unit

Suburb Mount Clear

Period - From 01/01/2023

to

31/12/2023

Source REIV

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	3 Waverley La MOUNT CLEAR 3350	\$405,000	12/10/2023
2	4 Recreation Rd MOUNT CLEAR 3350	\$380,000	22/12/2023
3	3/50 Haymes Rd MOUNT CLEAR 3350	\$375,000	14/02/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

09/04/2024 17:53

7/115a Mansfield Avenue, Mount Clear Vic 3350



Dean Parish
0490382264
dean.parish@fletchers.net.au



3 1 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$400,000 - \$410,000

Median Unit Price

Year ending December 2023: \$363,750

Comparable Properties



3 Waverley La MOUNT CLEAR 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$405,000

Method: Private Sale

Date: 12/10/2023

Property Type: House

Land Size: 366 sqm approx



4 Recreation Rd MOUNT CLEAR 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$380,000

Method: Private Sale

Date: 22/12/2023

Property Type: House

Land Size: 333 sqm approx



3/50 Haymes Rd MOUNT CLEAR 3350 (REI)

Agent Comments

3 1 1

Price: \$375,000

Method: Private Sale

Date: 14/02/2024

Property Type: House

Land Size: 261 sqm approx

Account - Fletchers | P: 03 5333 4797



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