

## 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

1/14 RECREATION ROAD MOUNT CLEAR VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$270,000

&

\$290,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$429,750

Property type

Unit

Suburb

Mount Clear

Period-from

01 Jul 2022

to

30 Jun 2023

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 13 RON COURT CANADIAN VIC 3350          | \$275,000 | 13-Jun-23 |
| 10 RON COURT CANADIAN VIC 3350          | \$275,000 | 10-Feb-23 |
| 2/118 ALBERT STREET SEBASTOPOL VIC 3356 | \$280,000 | 20-Feb-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: 27 July 2023


**13 RON COURT CANADIAN VIC  
3350**

 1
  1
  1

Sold Price <sup>RS</sup> **\$275,000** <sup>UN</sup> Sold Date **13-Jun-23**

Distance **2.53km**


**10 RON COURT CANADIAN VIC  
3350**

 2
  1
  1

Sold Price **\$275,000** Sold Date **10-Feb-23**

Distance **2.54km**


**2/118 ALBERT STREET  
SEBASTOPOL VIC 3356**

 2
  1
  1

Sold Price **\$280,000** Sold Date **20-Feb-23**

Distance **3km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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