

# 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 or locality and postcode 17 Bradleys Lane, Mount Clear VIC 3350

### Indicative selling price

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

Single price \$\* or range between \$1,050,000 & \$1,100,000

### Median sale price

Median price \$561,250 Property type House Suburb Mount Clear

Period - From 01.09.2021 to 31.08.2022 Source Corelogic

### Comparable property sales

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
518 Richards Street Canadian VIC 3350	\$1,305,000	01.04.2022
105 Gear Avenue Mount Helen VIC 3350	\$1,240,000	02.06.2022
105 Bell Avenue Mount Helen VIC 3350	\$1,300,000	15.07.2021

This Statement of Information was prepared on: 07/11/22