

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

108 LYLIA 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

\$499,000

&

\$529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$496,500

Property type

House

Suburb

Mount Clear

Period-from

01 Dec 2022

to

30 Nov 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

308 LYLIA AVENUE MOUNT CLEAR VIC 3350	\$530,000	15-Aug-23
9 RECREATION ROAD MOUNT CLEAR VIC 3350	\$475,000	09-Jul-22
25 BRADBY AVENUE MOUNT CLEAR VIC 3350	\$505,000	02-Nov-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: 07 December 2023

McGrath

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308 LYLIA AVENUE MOUNT CLEAR VIC 3350

Sold Price

\$530,000

Sold Date

15-Aug-23



3



1



2

Distance

0.33km



9 RECREATION ROAD MOUNT CLEAR VIC 3350

Sold Price

\$475,000

Sold Date

09-Jul-22



1



1



1

Distance

0.46km



25 BRADBY AVENUE MOUNT CLEAR VIC 3350

Sold Price

^{RS} **\$505,000**

Sold Date

02-Nov-23



3



1



2

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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