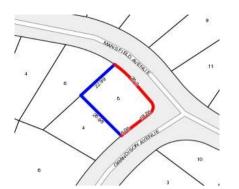


Vicky Vermeend 03 5330 0500 0491 300 501 vicky@ballaratpropertygroup.com.au

> **Indicative Selling Price** \$299,000 **Median House Price** March quarter 2017: \$348,000



Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 684 sqm approx

Agent Comments

Comparable Properties



11 Mansfield Av MOUNT CLEAR 3350 (REI/VG) Agent Comments

Price: \$310,000 Method: Private Sale Date: 07/11/2016

Rooms: 4

--- 3

Property Type: House Land Size: 664 sqm approx



109 Mansfield Av MOUNT CLEAR 3350

(REI/VG)

Price: \$300.000 Method: Private Sale Date: 21/11/2016

Rooms: -

Property Type: House (Res) Land Size: 732 sqm approx



5 Hermitage Av MOUNT CLEAR 3350 (REI/VG) Agent Comments

Price: \$287,500 Method: Private Sale Date: 16/12/2016 Rooms: 4

Property Type: House Land Size: 629 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments



Vicky Vermeend 03 5330 0500 0491 300 501 vicky@ballaratpropertygroup.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	е
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Address	8 Mansfield Avenue, Mount Clear Vic 3350
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$299,000

Median sale price

Median price	\$348,000	Н	ouse	X	Suburb or lo	cality	Mount Clear
Period - From	01/01/2017	to	31/03	3/2017	Source	REI	/

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
11 Mansfield Av MOUNT CLEAR 3350	\$310,000	07/11/2016
109 Mansfield Av MOUNT CLEAR 3350	\$300,000	21/11/2016
5 Hermitage Av MOUNT CLEAR 3350	\$287,500	16/12/2016





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