# 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

13 Olympic Avenue, Mount Clear Vic 3350

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$390,000		&		\$410,000				
Median sale p	rice								
Median price	\$413,950	Pro	operty Type	Hou	se		Suburb	Mount Clear	
Period - From	27/07/2019	to	26/07/2020		So	urce	REIV		

## 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.

Ade	dress of comparable property	Price	Date of sale
1	3 Brookside Dr MOUNT CLEAR 3350	\$412,900	25/02/2020
2	1 Brookside Dr MOUNT CLEAR 3350	\$389,950	25/06/2020
3	5 Olympic Av MOUNT CLEAR 3350	\$376,000	21/04/2020

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:

27/07/2020 12:59









**Property Type:** Land **Land Size:** 672 sqm approx Agent Comments Indicative Selling Price \$390,000 - \$410,000 Median House Price 27/07/2019 - 26/07/2020: \$413,950

# **Comparable Properties**



3 Brookside Dr MOUNT CLEAR 3350 (REI/VG) Agent Comments



Price: \$412,900 Method: Private Sale Date: 25/02/2020 Property Type: House Land Size: 385 sqm approx



1 Brookside Dr MOUNT CLEAR 3350 (REI)

Agent Comments



Price: \$389,950 Method: Private Sale Date: 25/06/2020 Rooms: 5 Property Type: House Land Size: 424 sqm approx



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



Price: \$376,000 Method: Private Sale Date: 21/04/2020 Rooms: 5 Property Type: House (Res) Land Size: 827 sqm approx

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

propertydata



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.