

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 934A Geelong Road, 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 \$280,000 & \$300,000

Median sale price

Median price \$167,500 Property type Land Suburb Mount Clear

Period - From 01/03/2020 to 28/02/2021 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 |
|---|-----------|--------------|
| 2/107 Yarrowee Street, Sebastopol Vic 3356 | \$350,000 | 25/08/2020 |
| 109 Hickman Street, Ballarat Central Vic 3350 | \$310,000 | 21/11/2020 |
| 134 Spencer Street, Sebastopol Vic 3356 | \$295,000 | 21/06/2020 |

This Statement of Information was prepared on: 17/03/2021