

## 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

11/146 MANSFIELD AVENUE 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

\$435,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$375,500

Property type

Unit

Suburb

Mount Clear

Period-from

01 Jan 2024

to

31 Dec 2024

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

3/6 SAINSBURY COURT MOUNT CLEAR VIC 3350	\$461,000	10-Sep-24
2/916 GEELONG ROAD CANADIAN VIC 3350	\$430,000	14-Sep-24
2/740 GEELONG ROAD CANADIAN VIC 3350	\$440,000	12-Aug-24

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.

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# McGrath

Daniel Trang

M 0437335559

E danieltrang@mcgrath.com.au



## 3/6 SAINSBURY COURT MOUNT CLEAR VIC 3350

 3  2  2

Sold Price

**\$461,000**

Sold Date

**10-Sep-24**

Distance

**0.46km**



## 2/916 GEELONG ROAD CANADIAN VIC 3350

 3  2  2

Sold Price

**\$430,000**

Sold Date

**14-Sep-24**

Distance

**1.15km**



## 2/740 GEELONG ROAD CANADIAN VIC 3350

 3  2  2

Sold Price

**\$440,000**

Sold Date

**12-Aug-24**

Distance

**1.74km**

RS = Recent sale

UN = Undisclosed Sale

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