

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

1/102a Lylia Avenue, Mount Clear Vic 3350

Indicative selling price

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

Range between

\$290,000

&

\$310,000

Median sale price

Median price

\$372,500

Property Type

Unit

Suburb

Mount Clear

Period - From

08/11/2022

to

07/11/2023

Source

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 eighteen 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
1	90 Federation Dr SEBASTOPOL 3356	\$270,000	25/10/2022
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

08/11/2023 15:00



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$290,000 - \$310,000

Median Unit Price

08/11/2022 - 07/11/2023: \$372,500

Comparable Properties

90 Federation Dr SEBASTOPOL 3356 (VG)

Agent Comments

 1  -  -

Price: \$270,000

Method: Sale

Date: 25/10/2022

Property Type: Retirement Village Individual
Flat/Unit

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 eighteen months.

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300