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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$290,000		&		\$310,000			
Median sale p	rice							
Median price	\$372,500	Pro	operty Type	Unit			Suburb	Mount Clear
Period - From	08/11/2022	to	07/11/2023		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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Add	dress 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









Property Type: Unit Agent Comments Indicative Selling Price \$290,000 - \$310,000 Median Unit Price 08/11/2022 - 07/11/2023: \$372,500

Agent Comments

Comparable Properties

90 Federation Dr SEBASTOPOL 3356 (VG)



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



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