

STATEMENT OF INFORMATION

6 HENRY AVENUE, MOUNT CLEAR, VIC 3350

PREPARED BY MCGRATH BALLARAT, 805 STURT STREET BALLARAT CENTRAL

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 HENRY AVENUE, MOUNT CLEAR, VIC



Indicative Selling Price

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

Price Range: **\$795,000 to \$835,000**

MEDIAN SALE PRICE



MOUNT CLEAR, VIC, 3350

Suburb Median Sale Price (House)

\$550,000

01 January 2022 to 31 December 2022

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



12 YARRA GUM PL, MOUNT CLEAR, VIC



Sale Price

\$865,000

Sale Date: 01/06/2022

Distance from Property: 1.1km



1334 GEELONG RD, MOUNT CLEAR, VIC



Sale Price

\$757,000

Sale Date: 19/07/2022

Distance from Property: 566m



110 RATHKEALE AVE, MOUNT HELEN, VIC



Sale Price

\$860,000

Sale Date: 02/05/2022

Distance from Property: 2.6km



This report has been compiled on 02/03/2023 by McGrath Ballarat. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

6 HENRY AVENUE, MOUNT CLEAR, VIC 3350

Indicative selling price

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

Price Range: \$795,000 to \$835,000

Median sale price

Median price

\$550,000

Property type

House

Suburb

MOUNT CLEAR

Period

01 January 2022 to 31 December 2022

Source



Comparable property sales

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

Price

Date of sale

12 YARRA GUM PL, MOUNT CLEAR, VIC 3350	\$865,000	01/06/2022
1334 GEELONG RD, MOUNT CLEAR, VIC 3350	\$757,000	19/07/2022
110 RATHKEALE AVE, MOUNT HELEN, VIC 3350	\$860,000	02/05/2022

This Statement of Information was prepared

02/03/2023