

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

2 JEMACRA PLACE 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

\$580,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Mount Clear

Period-from

01 Aug 2022

to

31 Jul 2023

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

37 RECREATION ROAD MOUNT CLEAR VIC 3350	\$587,200	16-Jan-23
22 PARK LANE MOUNT HELEN VIC 3350	\$595,000	14-Feb-22
2 ANDERSON COURT CANADIAN VIC 3350	\$580,000	21-Jun-23

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.

This Statement of Information was prepared on: 14 August 2023


**37 RECREATION ROAD MOUNT
CLEAR VIC 3350**
 3  2  2

Sold Price

\$587,200

Sold Date

16-Jan-23

Distance

0.19km

**22 PARK LANE MOUNT HELEN VIC
3350**
 4  2  2

Sold Price

\$595,000

Sold Date

14-Feb-22

Distance

1.82km

**2 ANDERSON COURT CANADIAN
VIC 3350**
 3  1  2

Sold Price

^{RS} **\$580,000**

Sold Date

21-Jun-23

Distance

1.92km
RS = Recent sale

UN = Undisclosed Sale

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