

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

2/114 MANSFIELD AVENUE 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

\$320,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$349,500

Property type

Unit

Suburb

Mount Clear

Period-from

01 Jul 2023

to

30 Jun 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

4/45 OTWAY STREET SOUTH BALLARAT EAST VIC 3350	\$330,000	20-Sep-23
3/403 RUBICON STREET SEBASTOPOL VIC 3356	\$325,000	17-Nov-23
2/110 COOKE STREET REDAN VIC 3350	\$325,000	30-Mar-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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Giovanni Piazza
M 0439286318
E giopiazza@raywhite.com



**4/45 OTWAY STREET SOUTH
BALLARAT EAST VIC 3350**

1 1 -

Sold Price **\$330,000** Sold Date **20-Sep-23**

Distance **3.54km**



**3/403 RUBICON STREET
SEBASTOPOL VIC 3356**

2 1 1

Sold Price **\$325,000** Sold Date **17-Nov-23**

Distance **3.26km**



**2/110 COOKE STREET REDAN VIC
3350**

2 1 -

Sold Price

Sold Date **30-Mar-24**

Distance **2.77km**

RS = Recent sale UN = Undisclosed Sale

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