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	2/2 FINLEY COURT 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	$399,000	&	$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$352,000	Property type	Unit	Suburb	Mount Clear
Period-from	01 Jun 2023	to	31 May 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
3 WAVERLEY LANE MOUNT CLEAR VIC 3350	405000	21-Sep-23
7 JABIRU CLOSE MOUNT CLEAR VIC 3350	420000	12-Dec-23
8/115A MANSFIELD AVENUE MOUNT CLEAR VIC 3350	445000	06-Feb-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.~~

This Statement of Information was prepared on: 11 June 2024