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<br>Including suburb or locality and postcode | 6/115a Mansfield Avenue, Mount Clear Vic 3350 |

## Indicative selling price

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

Range between $415,000 & $435,000

## Median sale price

Median price $372,000 Property Type Unit Suburb Mount Clear

Period - From 01/01/2024 to 31/12/2024 Source 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 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 |
|---|---|---|---|
| 1 | 5/309 Joseph St CANADIAN 3350 | $405,000 | 14/08/2024 |
| 2 | 4 Newhaven Cl MOUNT PLEASANT 3350 | $420,000 | 18/06/2024 |
| 3 | 314 Kinnersley Av CANADIAN 3350 | $418,000 | 15/03/2024 |

**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: 29/01/2025 08:30

# 6/115a Mansfield Avenue, Mount Clear Vic 3350



2 1 1

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**
$415,000 - $435,000
**Median Unit Price**
Year ending December 2024: $372,000

## Comparable Properties



**5/309 Joseph St CANADIAN 3350 (REI/VG)**

2 2 1

**Price:** $405,000
**Method:** Private Sale
**Date:** 14/08/2024
**Property Type:** Unit

Agent Comments



**4 Newhaven Cl MOUNT PLEASANT 3350 (REI/VG)**

2 1 1

**Price:** $420,000
**Method:** Private Sale
**Date:** 18/06/2024
**Property Type:** Townhouse (Res)
**Land Size:** 285 sqm approx

Agent Comments



**314 Kinnersley Av CANADIAN 3350 (REI/VG)**

2 1 2

**Price:** $418,000
**Method:** Private Sale
**Date:** 15/03/2024
**Property Type:** House
**Land Size:** 328 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

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