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 and postcode | 8 LUCIA CRESCENT 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 | $499,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $485,000 | Property type | House | Suburb | Mount Clear |
| Period-from | 01 Aug 2024 | to | 31 Jul 2025 | Source | Cotality |

## 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 |
|---|---|---|
| 24 LUCIA CRESCENT MOUNT CLEAR VIC 3350 | $505,000 | 23-Jul-25 |
| 33 LUCIA CRESCENT MOUNT CLEAR VIC 3350 | $500,000 | 23-Jun-25 |
| 10 STANBURY AVENUE CANADIAN VIC 3350 | $500,000 | 08-May-25 |

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: 04 August 2025

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**24 LUCIA CRESCENT MOUNT CLEAR VIC 3350**

4 2 2

Sold Price RS $505,000 Sold Date 23-Jul-25

Distance 0.04km



**33 LUCIA CRESCENT MOUNT CLEAR VIC 3350**

4 2 2

Sold Price $500,000 Sold Date 23-Jun-25

Distance 0.09km



**10 STANBURY AVENUE CANADIAN VIC 3350**

4 2 2

Sold Price Sold Date 08-May-25

Distance 1.91km

**RS** = Recent sale **UN** = Undisclosed Sale

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