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	1 Maurie Paull Court, Mount Clear, Vic 3350

Indicative selling price

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

range between $425,000 & $445,000

Median sale price

Median price	$525,000	Property type	*House*	Suburb	Mount Clear

Period - From	01/10/2024	to	30/09/2025	Source PropTrack

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 eighteen 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
15 Muller Court, Mount Clear, VIC 3350	$540,000	08/08/2025
11 Fairy Wren Circuit, Mount Clear, VIC 3350	$515,000	08/09/2025
4 Malbec Drive, Mount Clear, VIC 3350	$535,000	12/12/2024

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 eighteen months.~~

This Statement of Information was prepared on: 16/10/2025