

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 or
locality and postcode

13 Landale Avenue, Mount Clear Vic 3350

Indicative selling price

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

Range between

\$615,000

&

\$645,000

Median sale price

Median price

\$582,000

Property Type

House

Suburb

Mount Clear

Period - From

01/01/2022

to

31/03/2022

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	8 Pindari Dr MOUNT CLEAR 3350	\$625,000	11/02/2022
2	212 Lylia Av MOUNT CLEAR 3350	\$615,000	17/05/2022
3	9 Marina Dr MOUNT CLEAR 3350	\$615,000	29/03/2022

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:

27/06/2022 15:22



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Property Type: House
Land Size: 800 sqm approx
Agent Comments

Indicative Selling Price
\$615,000 - \$645,000
Median House Price
March quarter 2022: \$582,000

Comparable Properties



8 Pindari Dr MOUNT CLEAR 3350 (VG)

Agent Comments

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Price: \$625,000
Method: Sale
Date: 11/02/2022
Property Type: House (Res)
Land Size: 973 sqm approx



212 Lylia Av MOUNT CLEAR 3350 (REI)

Agent Comments

3 2 2

Price: \$615,000
Method: Private Sale
Date: 17/05/2022
Property Type: House (Res)
Land Size: 834 sqm approx



9 Marina Dr MOUNT CLEAR 3350 (VG)

Agent Comments

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Price: \$615,000
Method: Sale
Date: 29/03/2022
Property Type: House (Res)
Land Size: 1042 sqm approx