

# 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

3/104 Whitehorse Road, Mount Clear Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$490,000

### Median sale price

Median price \$495,000 Property Type House Suburb Mount Clear

Period - From 24/06/2024 to 23/06/2025 Source Property Data

### 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	2/14 Shakespeare Av MOUNT HELEN 3350	\$470,000	05/06/2025
2	126a Beverin St SEBASTOPOL 3356	\$485,000	03/06/2025
3	4/104 Whitehorse Rd MOUNT CLEAR 3350	\$475,000	07/03/2025

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:

24/06/2025 11:19

3/104 Whitehorse Road, Mount Clear Vic 3350

**BALLARAT**  
PROPERTY AGENTS

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**Indicative Selling Price**

\$480,000 - \$490,000

**Median House Price**

24/06/2024 - 23/06/2025: \$495,000



3 2 1

**Rooms:** 4

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**2/14 Shakespeare Av MOUNT HELEN 3350 (REI)**

Agent Comments

3 2 2

**Price:** \$470,000

**Method:** Private Sale

**Date:** 05/06/2025

**Property Type:** House

**Land Size:** 227 sqm approx



**126a Beverin St SEBASTOPOL 3356 (REI)**

Agent Comments

3 2 2

**Price:** \$485,000

**Method:** Private Sale

**Date:** 03/06/2025

**Property Type:** House

**Land Size:** 234 sqm approx



**4/104 Whitehorse Rd MOUNT CLEAR 3350 (REI)**

Agent Comments

3 2 2

**Price:** \$475,000

**Method:** Private Sale

**Date:** 07/03/2025

**Property Type:** Townhouse (Single)

**Account -** Ballarat Property Agents | P: 03 5324 2408



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