Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 3/104 Whitehorse Road, Mount Clear Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$480,000		&		\$490,000			
Median sale price								
Median price	\$495,000	Pro	operty Type	Hou	se		Suburb	Mount Clear
Period - From	24/06/2024	to	23/06/2025		So	urce	Property	y 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.

Ad	dress 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.

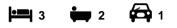
This Statement of Information was prepared on:

24/06/2025 11:19









Rooms: 4 Property Type: Townhouse (Res) Agent Comments Lisa Horvat 03 5324 2408 0400 533 667 lisa@ballaratpropertyagents.com.au

> Indicative Selling Price \$480,000 - \$490,000 Median House Price 24/06/2024 - 23/06/2025: \$495,000

Comparable Properties

2/14 Shakespeare Av MOUNT HELEN 3350 (REI) 3 2 2 2 Price: \$470,000 Method: Private Sale Date: 05/06/2025 Property Type: House Land Size: 227 sqm approx	Agent Comments
126a Beverin St SEBASTOPOL 3356 (REI) 1 3 1 2 1 Price: \$485,000 Method: Private Sale Date: 03/06/2025 Property Type: House Land Size: 234 sqm approx	Agent Comments
4/104 Whitehorse Rd MOUNT CLEAR 3350 (REI) 3 2 2 2 Price: \$475,000 Method: Private Sale Date: 07/03/2025 Property Type: Townhouse (Single)	Agent Comments

Account - Ballarat Property Agents | P: 03 5324 2408



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