



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 9 Platypus Drive, MOUNT CLEAR 3350

House



5 beds



2 baths



2 parking

### Indicative selling price

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

**Single price \$450,000**

### Median sale price

Median **House** for **MOUNT CLEAR** for period **Jul 2016 - Jun 2017**

Sourced from **Pricefinder**.

**\$348,500**

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**6 Platypus Drive,** Price **\$478,000** Sold 20 January 2017  
Mount Clear 3350

**32 Olympic Avenue,** Price **\$435,000** Sold 20 April 2017  
Mount Clear 3350

**30 Olympic Avenue,** Price **\$490,000** Sold 05 September 2016  
Mount Clear 3350

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

 **Dean Teuma**  
PRDnationwide

03 5329 4617  
0401 335 445  
[deant@prdballarat.com.au](mailto:deant@prdballarat.com.au)

**PRD nationwide**

**PRDnationwide Ballarat**

51 Lydiard Street South,  
BALLARAT VIC 3350