



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 2a Dallas Avenue, MOUNT CLEAR 3350

### Indicative selling price

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

**Range from \$295,000 -  
\$315,000**

### Median sale price

Median **House** for **MOUNT CLEAR** for period **Jul 2016 - Jun 2017**  
Sourced from **REIV**.

**\$345,000**

### Comparable property sales

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 the most comparable to the property for sale.

**1a Dallas Avenue,** Price **\$332,500** Sold 22 June 2016  
Mount Clear 3350

**10 Muller Court,** Price **\$305,000** Sold 31 January 2017  
Mount Clear 3350

**1/24 Olympic Avenue,** Price **\$289,000** Sold 10 February 2017  
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 REIV.

### Contact agents

 **Will Munro**  
Ray White

(03) 5337 0512  
0427 401 798  
[will.munro@raywhite.com](mailto:will.munro@raywhite.com)



**Ray White Ballarat**

37 Lydiard Street South,  
Ballarat VIC 3350