

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 148B Mansfield Avenue, Mount Clear Vic 3350

Indicative selling price

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

Single price \$325,000

Median sale price

Median price \$348,500 House X Unit Suburb Mount Clear

Period - From 01/10/2016 to 30/09/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 | 3/9 Horwood Dr CANADIAN 3350 | \$330,000 | 04/08/2017 |
| 2 | 9 Regency Dr MOUNT CLEAR 3350 | \$315,000 | 22/08/2017 |
| 3 | 2a Dallas Av MOUNT CLEAR 3350 | \$300,000 | 30/10/2017 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

148B Mansfield Avenue, Mount Clear Vic 3350



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Indicative Selling Price

\$325,000

Median House Price

Year ending September 2017: \$348,500



Rooms:

Property Type: Land

Agent Comments

Comparable Properties



3/9 Horwood Dr CANADIAN 3350 (REI/VG)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 04/08/2017

Rooms: -

Property Type: Townhouse (Single)



9 Regency Dr MOUNT CLEAR 3350 (REI)

Agent Comments



Price: \$315,000

Method: Private Sale

Date: 22/08/2017

Rooms: -

Property Type: House

Land Size: 706 sqm approx



2a Dallas Av MOUNT CLEAR 3350 (REI)

Agent Comments



Price: \$300,000

Method: Private Sale

Date: 30/10/2017

Rooms: 4

Property Type: House

Land Size: 327 sqm approx