

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

1137 Geelong Road, Mount Clear Vic 3350

Indicative selling price

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

Range between \$229,000 & \$249,000

Median sale price

Median price \$270,000 House X Unit Suburb or locality Mount Clear

Period - From 01/04/2017 to 30/06/2017 Source REIV

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 eighteen 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	1308 Geelong Rd MOUNT CLEAR 3350	\$240,000	12/01/2017
2	210 Lylia Av MOUNT CLEAR 3350	\$230,000	30/08/2016
3	1332 Geelong Rd MOUNT CLEAR 3350	\$220,000	05/09/2016

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 eighteen months.

1137 Geelong Road, Mount Clear Vic 3350

Chris Gladman
03 5330 0500
0424 179 188

chris@ballaratpropertygroup.com.au

Indicative Selling Price

\$229,000 - \$249,000

Median House Price

June quarter 2017: \$270,000



 3  1  1

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties

1308 Geelong Rd MOUNT CLEAR 3350 (VG)

Agent Comments

 3  -  -

Price: \$240,000

Method: Sale

Date: 12/01/2017

Rooms: -

Property Type: House (Res)

Land Size: 883 sqm approx



210 Lylia Av MOUNT CLEAR 3350 (REI/VG)

Agent Comments

 3  1  2

Price: \$230,000

Method: Private Sale

Date: 30/08/2016

Rooms: 4

Property Type: House

Land Size: 774 sqm approx



1332 Geelong Rd MOUNT CLEAR 3350 (REI/VG)

Agent Comments

 3  1  1

Price: \$220,000

Method: Private Sale

Date: 05/09/2016

Rooms: 4

Property Type: House