

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

22 Cartledge Avenue, Mount Clear Vic 3350

Indicative selling price

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

Range between \$460,000

&

\$490,000

Median sale price

Median price \$378,000

House

X

Unit

Suburb or locality

Mount Clear

Period - From 01/10/2018

to

31/12/2018

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	15 The Gums MOUNT CLEAR 3350	\$485,000	23/10/2018
2	5 Kylie Ct MOUNT CLEAR 3350	\$474,000	28/11/2018
3	4 Pindari Dr MOUNT CLEAR 3350	\$455,000	14/11/2017

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.



Rooms:

Property Type: House (Res)

Land Size: 1040 sqm approx

Agent Comments

Comparable Properties



15 The Gums MOUNT CLEAR 3350 (VG)

Agent Comments



Price: \$485,000

Method: Sale

Date: 23/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 910 sqm approx



5 Kylie Ct MOUNT CLEAR 3350 (REI/VG)

Agent Comments



Price: \$474,000

Method: Private Sale

Date: 28/11/2018

Rooms: -

Property Type: House

Land Size: 828 sqm approx



4 Pindari Dr MOUNT CLEAR 3350 (REI/VG)

Agent Comments



Price: \$455,000

Method: Private Sale

Date: 14/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 967 sqm approx