

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

1 Samann Court, Mount Clear Vic 3350

Indicative selling price

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

Range between \$315,000

&

\$330,000

Median sale price

Median price \$372,500

House

X

Unit

Suburb or locality

Mount Clear

Period - From 01/04/2018

to

30/06/2018

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	747 Geelong Rd CANADIAN 3350	\$325,000	15/05/2017
2	1171 Geelong Rd MOUNT CLEAR 3350	\$320,000	07/05/2018
3	7 Regency Dr MOUNT CLEAR 3350	\$315,000	11/04/2018

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.

1 Samann Court, Mount Clear Vic 3350

Sean Toohey

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Indicative Selling Price

\$315,000 - \$330,000

Median House Price

June quarter 2018: \$372,500



 3  1  2

Rooms:

Property Type: House

Land Size: 657 sqm approx

Agent Comments

Comparable Properties



747 Geelong Rd CANADIAN 3350 (REI/VG)

Agent Comments

 3  1  -

Price: \$325,000

Method: Private Sale

Date: 15/05/2017

Rooms: -

Property Type: House

Land Size: 1048 sqm approx



1171 Geelong Rd MOUNT CLEAR 3350 (REI)

Agent Comments

 3  1  2

Price: \$320,000

Method: Private Sale

Date: 07/05/2018

Rooms: 6

Property Type: House (Res)



7 Regency Dr MOUNT CLEAR 3350 (REI/VG)

Agent Comments

 3  1  1

Price: \$315,000

Method: Private Sale

Date: 11/04/2018

Rooms: 5

Property Type: House (Res)

Land Size: 645 sqm approx