

## 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

10 Semillon Grove, Mount Clear Vic 3350

#### Indicative selling price

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

Range between \$330,000

&

\$350,000

#### Median sale price

Median price \$362,500

House

X

Unit

Suburb or locality

Mount Clear

Period - From 01/10/2017

to

30/09/2018

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	1 SAMANN Ct MOUNT CLEAR 3350	\$331,000	24/10/2018
2	2 Samann Ct MOUNT CLEAR 3350	\$330,000	01/11/2018
3	144 Mansfield Av MOUNT CLEAR 3350	\$330,000	14/03/2018

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.



3 1 2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 767 sqm approx

Agent Comments

## Comparable Properties



**1 SAMANN Ct MOUNT CLEAR 3350 (REI)**

Agent Comments

3 1 2

**Price:** \$331,000

**Method:** Private Sale

**Date:** 24/10/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 657 sqm approx



**2 Samann Ct MOUNT CLEAR 3350 (REI)**

Agent Comments

3 1 2

**Price:** \$330,000

**Method:** Private Sale

**Date:** 01/11/2018

**Rooms:** -

**Property Type:** House



**144 Mansfield Av MOUNT CLEAR 3350 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$330,000

**Method:** Private Sale

**Date:** 14/03/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 337 sqm approx