

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Property offered for sale - 1140 Geelong Road, Mount Clear 3350

### INDICATIVE SELLING PRICE

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

Range between

\$250,000

&

\$270,000

### MEDIAN SELLING PRICE

Median price

\$362,500

House

x

Suburb or  
locality

Mount Clear

Period - From

01/10/2017

to

30/09/2018

Source

REIV

### COMPARABLE PROPERTY SALES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be comparable to the property for sale.

Address of comparable property	Price	Date of Sale
1407 Geelong Rd MOUNT CLEAR 3350	\$280,000	02/02/2018
946 Geelong Rd MOUNT CLEAR 3350	\$268,000	13/07/2018
210 Lylia Av MOUNT CLEAR 3350	\$265,000	14/12/2017



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