

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

3 Jones Avenue, Mount Clear 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$350,000 & \$380,000

Median sale price

Median price \$411,450

Property type House

Suburb Mount Clear

Period - From 01/08/2019

to

31/07/2020

Source CoreLogic

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 18 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
5 Olympic Avenue, Mount Clear 3350	\$376,000	09/04/2020
4 Marina Drive, Mount Clear 3350	\$388,000	23/01/2020
10 Heather Avenue, Mount Clear 3350	\$398,000	20/11/2019

This Statement of Information was prepared on: 07/08/2020