

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

2 Pindari Drive, Mount Clear, VIC 3350

Indicative selling price

\$ 175,000 - \$185,000

Range between

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

Median sale price

Median price
\$ 373,500

House

*Delete house or unit as applicable

Suburb
MOUNT CLEAR

Period
05/08/2018 - 01/02/2019

Source
Price Finder

Comparable property sales

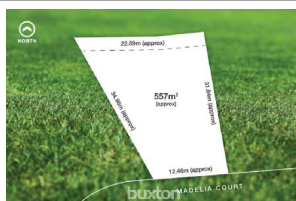
These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



202 GRANT STREET
SEBASTOPOL



Agents Advice - Sale *\$165,000
Date Sold 17/10/2018
Land 1689.232421875 sqm



10 MADEIRA COURT
MOUNT PLEASANT



Normal Sale \$185,000
Date Sold 13/08/2018
Land 556 sqm



416 LEARMONTH STREET
BUNINYONG



Normal Sale \$175,000
Date Sold 21/10/2018
Land 500 sqm