

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1343 Geelong Road, Mount Clear Vic 3350

Indicative selling price

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

Range between \$335,000 & \$345,000

Median sale price

Median price \$475,000 Property Type House Suburb Mount Clear

Period - From 01/04/2020 to 30/06/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	15 Semillon Gr MOUNT CLEAR 3350	\$350,000	29/07/2020
2	1405 Geelong Rd MOUNT CLEAR 3350	\$330,000	09/07/2020
3	2 Highfield Av MOUNT CLEAR 3350	\$323,000	07/08/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/09/2020 12:01

1343 Geelong Road, Mount Clear Vic 3350



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Indicative Selling Price

\$335,000 - \$345,000

Median House Price

June quarter 2020: \$475,000



Property Type: House (Previously Occupied - Detached)

Land Size: 697 sqm approx

Agent Comments

Comparable Properties



15 Semillon Gr MOUNT CLEAR 3350 (REI/VG) Agent Comments



Price: \$350,000

Method: Private Sale

Date: 29/07/2020

Property Type: House

Land Size: 618 sqm approx



1405 Geelong Rd MOUNT CLEAR 3350 (REI/VG) Agent Comments



Price: \$330,000

Method: Private Sale

Date: 09/07/2020

Property Type: House

Land Size: 693 sqm approx



2 Highfield Av MOUNT CLEAR 3350 (REI) Agent Comments



Price: \$323,000

Method: Private Sale

Date: 07/08/2020

Rooms: 6

Property Type: House (Res)

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.