

## 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 6/115a Mansfield Avenue, 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 \$280,000 & \$300,000

#### Median sale price

Median price \$295,000 House Unit X Suburb Mount Clear

Period - From 01/04/2018 to 31/03/2019 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	3/322 Joseph St CANADIAN 3350	\$293,000	21/01/2019
2	1a Haymes Cr GOLDEN POINT 3350	\$286,000	05/02/2019
3	45 Recreation Rd MOUNT CLEAR 3350	\$282,500	06/02/2019

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.

Brooke Reynolds

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**Indicative Selling Price**

\$280,000 - \$300,000

**Median Unit Price**

Year ending March 2019: \$295,000



2   1   1

**Rooms:****Property Type:** Unit

Agent Comments

Close to shops, schools and the university, and located in a very quiet part of Mount Clear is this low maintenance and spacious townhouse. An easy decision for the down-sizer, investor, single or couple providing open plan kitchen with stainless steel appliances and adjoining dining, large living area, a two-way bathroom with a user-friendly design, along with two generous size bedrooms with built in robes. Warming the home is central gas heating along with a split system covering all aspects of temperature control.

## Comparable Properties

**3/322 Joseph St CANADIAN 3350 (VG)**

Agent Comments

2   -   -

**Price:** \$293,000**Method:** Sale**Date:** 21/01/2019**Rooms:** -**Property Type:** Flat/Unit/Apartment (Res)**1a Haymes Cr GOLDEN POINT 3350 (REI/VG)**

Agent Comments

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**Price:** \$286,000**Method:** Private Sale**Date:** 05/02/2019**Rooms:** -**Property Type:** House**Land Size:** 68 sqm approx**45 Recreation Rd MOUNT CLEAR 3350 (VG)**

Agent Comments

2   -   -

**Price:** \$282,500**Method:** Sale**Date:** 06/02/2019**Rooms:** -**Property Type:** House (Res)**Land Size:** 431 sqm approx