

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

2 Samann Court, Mount Clear Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$335,000

&

\$355,000

Median sale price

Median price \$342,500

House

X

Unit

Suburb or locality

Mount Clear

Period - From 01/07/2017

to

30/06/2018

Source

REIV

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 eighteen 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	6 Judith Gr MOUNT CLEAR 3350	\$360,000	10/11/2017
2	10 Sainsbury Ct MOUNT CLEAR 3350	\$350,000	03/08/2018
3	140 Mansfield Av MOUNT CLEAR 3350	\$340,000	19/07/2018

OR

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

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Indicative Selling Price

\$335,000 - \$355,000

Median House Price

Year ending June 2018: \$342,500



3 1 2

Rooms: 4**Property Type:** House (Res)**Land Size:** 666 sqm approx

Agent Comments

This magnificently presented home located 5 minutes to shops, schools and Federation University is a perfect opportunity for investors, first home buyers and families alike. Comprising of a functional open plan kitchen/dining area with separate living room, 3 light filled bedrooms with built in robes and a central bathroom, this home is located in a peaceful court that is sure to impress. It offers gas central heating and split system cooling for year round comfort. The home sits on a generous 644m2 block, with a well appointed garage (with extra workshop).

Comparable Properties

**6 Judith Gr MOUNT CLEAR 3350 (REI/VG)**

Agent Comments

3 1 2

Price: \$360,000**Method:** Private Sale**Date:** 10/11/2017**Rooms:** 4**Property Type:** House**Land Size:** 654 sqm approx**10 Sainsbury Ct MOUNT CLEAR 3350 (VG)**

Agent Comments

3 - -

Price: \$350,000**Method:** Sale**Date:** 03/08/2018**Rooms:** -**Property Type:** House (Res)**140 Mansfield Av MOUNT CLEAR 3350 (REI/VG)**

Agent Comments

3 1 1

Price: \$340,000**Method:** Private Sale**Date:** 19/07/2018**Rooms:** 4**Property Type:** House**Land Size:** 705 sqm approx