

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

1/1326 Geelong Road, Mount Clear Vic 3350

Indicative selling price

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

Single price

\$260,000

Median sale price

Median price

\$372,500

House

X

Unit

Suburb

Mount Clear

Period - From

01/04/2018

to

30/06/2018

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	2/19 Jess Way SEBASTOPOL 3356	\$285,000	31/07/2018
2	20 Ron Ct CANADIAN 3350	\$259,950	28/06/2018
3	3/261 Albert St SEBASTOPOL 3356	\$250,000	13/08/2018

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.



Rooms:
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$260,000
Median House Price
June quarter 2018: \$372,500

Comparable Properties



2/19 Jess Way SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$285,000
Method: Private Sale
Date: 31/07/2018
Rooms: -
Property Type: Townhouse (Res)



20 Ron Ct CANADIAN 3350 (VG)

Agent Comments



Price: \$259,950
Method: Sale
Date: 28/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 208 sqm approx



3/261 Albert St SEBASTOPOL 3356 (REI)

Agent Comments



Price: \$250,000
Method: Private Sale
Date: 13/08/2018
Rooms: -
Property Type: Unit