

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

10 Yarra Gum Place, Mount Clear 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$\*

or range between

\$640,000

&

\$660,000

### Median sale price

Median price

\$382,500

\*House

X

\*Unit

Suburb  
or locality

Mount Clear

Period - From

09/2017

to

09/2018

Source

Core Logic

### Comparable property sales

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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 Timber Top Drive, Mount Helen 3350	\$645,000	27/11/2017
3 Winlea Court, Mount Helen 3350	\$645,000	23/02/2018
2 Broderick Court, Canaidan 3350	\$665,000	26/05/2018