

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

3/4 Finley Court, Mount Clear Vic 3350

Indicative selling price

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

Range between \$270,000 & \$280,000

Median sale price

Median price \$290,000 Property Type Unit Suburb Mount Clear

Period - From 11/03/2019 to 10/03/2020 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 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	6/115a Mansfield Av MOUNT CLEAR 3350	\$275,000	20/06/2019
2	2/1167 Geelong Rd MOUNT CLEAR 3350	\$270,000	09/05/2019
3	2/1129 Geelong Rd MOUNT CLEAR 3350	\$255,000	19/02/2019

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 18 months.~~

This Statement of Information was prepared on:

11/03/2020 14:24

3/4 Finley Court, Mount Clear Vic 3350



Rob Cunningham

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Indicative Selling Price

\$270,000 - \$280,000

Median Unit Price

11/03/2019 - 10/03/2020: \$290,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



6/115a Mansfield Av MOUNT CLEAR 3350 (REI/VG)

Agent Comments



Price: \$275,000

Method: Private Sale

Date: 20/06/2019

Property Type: Apartment



2/1167 Geelong Rd MOUNT CLEAR 3350 (REI)

Agent Comments



Price: \$270,000

Method: Private Sale

Date: 09/05/2019

Rooms: 4

Property Type: Unit



2/1129 Geelong Rd MOUNT CLEAR 3350 (REI/VG)

Agent Comments



Price: \$255,000

Method: Private Sale

Date: 19/02/2019

Rooms: 3

Property Type: Unit

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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.